



TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • Fax: 954.797.1204 • www.davie-fl.gov

PLANNING REPORT

Project Name
Saddle Bridge

Application	
Request/Number:	Land Use Plan Amendment/14-009
Owner	Standard Pacific Homes, Inc.
Petitioner	Julian Bryan & Associates, Inc.
Project Planner	David Abramson
Date of Report	06/04/2014
Date of Public Participation	03/13/2014; and 03/20/2014
Date of Public Notification	05/27/2014
Date of Board Review	06/10/2014
Date of Town Council Review	07/30/2014

Location/Site	
Folio/Identification Number	50-41-28-36-0011
Address	N/A
Nearest North/South Road	University Drive
Nearest East/West Road	Griffin Road
Size (Approx. Acres)	3.7
Existing Use	Vacant
Future Land Use	Commercial
Zoning	Griffin Corridor District (University Drive Node)
Council District	2
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	Griffin Corridor Vernacular
Flexibility Zone	102
Planning Area	9
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Wolf Lake Park
Nearby Bus Route	Route 2 (University Drive)

Key Points
<ul style="list-style-type: none">• The request is to amend the land use designation of the subject site from "Commercial" to "Residential 10 DU/Acre" on both the Town and County Comprehensive Plans.• The site is under ten (10) acres in size and is being processed as a small scale land use amendment. This means that there is no transmittal process and no delay between the first and second readings.



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- The site is generally located on the south side of Griffin Road between Southwest 76th Avenue and Southwest 78th Avenue.
- The Saddle Bridge community was originally approved in 2008 with 78 multi-family dwelling units and 40,000 square feet of mixed commercial use, but the commercial component was never constructed.
- In lieu of commercial, the petitioner has provided a conceptual plan depicting 28 two-story townhome units just south of Griffin Road.
- The proposed land use designation would allow a maximum gross density of 37 dwelling units, however, the petitioner's conceptual site plan only includes 28 units.
- Although the density is approximately 7.6 DU/Acre, the closest land use category is Residential 10 DU/Acre.
- The Town code for the Griffin Corridor District (University Drive Node) encourages a mix of residential and non-residential uses, but a mix is not a requirement.
- Staff has determined that mandatory public facilities and services will be available to serve the proposed level of development.
- The petitioner has fulfilled the citizen participation requirement (refer to Attachment 7).
- Note that the conceptual plan provided by the petitioner has not been reviewed by the Development Review Committee.

History

1. Related Zoning Information:
 - a. Ordinance No. 2000-007: On February 2, 2000, the Town Council approved a rezoning a portion of the subject site to the Griffin Corridor District (University Drive Node).
2. Previous Request(s):
 - a. Conceptual Master Site Plan (CMSP 09-02-05) Saddle Bridge: At the February 21, 2007 Town Council meeting this application was approved and subject to conditions.
 - b. Flex (FX 09-01-05) Saddle Bridge: At the February 21, 2007 Town Council meeting, this application was approved subject to conditions.
 - c. Plat (P 09-01-05) Saddle Bridge: At the February 21, 2007 Town Council meeting, this application was approved subject to conditions.
 - d. Master Site Plan (07-01-07) Saddle Bridge: At the February 6, 2008 Town Council meeting this application was approved subject to conditions.
3. Concurrent Request(s): N/A

Analysis

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-304(A) for a land use plan amendment application. The Planning and Zoning Board shall make a recommendation upon the application to the Town Council, based upon its consideration of, where applicable, whether or not:

- (1) The proposed change is contrary to the adopted comprehensive plan as amended, or any element or portion thereof;



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Policy 6.4 indicates that increases of density and intensity outside of the Regional Activity Center and the Transit Oriented Corridor "shall be discouraged". However, the site is located just along the southern boundary of the Regional Activity Center and is zoned Griffin Corridor District.

- (2) The proposed change would create an isolated district unrelated and incompatible with adjacent and nearby districts;
The proposed change will not be considered incompatible with the adjacent uses. The petitioner has provided a conceptual plan that is consistent with the Griffin Corridor District and maintains compatibility.
- (3) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
The existing site boundaries are not illogically drawn and are generally consistent with existing conditions.
- (4) The proposed change will adversely affect living conditions in the neighborhood or the Town of Davie;
The proposed change will not adversely affect living conditions in the neighborhood. The design of the development plan has taken into account existing residential community and a similar density and design is proposed.
- (5) The proposed change will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
The proposed change will not excessively increase vehicular traffic. The proposed residential use will decrease the number of trips anticipated by the existing commercial land use designation.
- (6) The proposed change will adversely affect other property values;
The proposed change is not anticipated to have adverse affects to other property values. The site is located within an existing residential community and the proposal consists of the similar unit types.
- (7) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;
The proposed change would not appear to deter development or redevelopment of surrounding properties in accordance with existing regulations.
- (8) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
The petitioner desires to develop a new residential community. This change is not considered a special privilege provided and the development plan of the community is designed to be compatible with surrounding uses.
- (9) There are substantial reasons the property cannot be used in accord with existing regulations;



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There is no reason preventing the property to be used in accordance with existing land use designation and regulations.

- (10) The proposed land use designation is the most appropriate designation to enhance the town's tax base, given the site location relative to the pattern of land use designations established on the Future Land Use Plan Map, appropriate land use planning practice, and comprehensive plan policies directing the location and distribution of land uses.

Staff has completed a property tax comparison spreadsheet (see Attachment 4). The spreadsheet indicates that the proposal would have the potential to bring more property tax to the Town than the current use.

Recommendations

Staff finds that the application complete and suitable for review.

Attachments

1. Petitioner Documentation
2. Amendment Application
3. Amendment Attachments
4. Property Tax Comparison
5. Land Use Map
6. Zoning Map
7. Citizen Participation
8. Noticing Information



Julian Bryan & Associates

SADDLE BRIDGE **SMALL SCALE LAND USE PLAN AMENDMENT**

SCOPE OF WORK

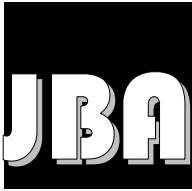
We are pleased to submit the attached proposed Small Scale Land Use Plan Amendment for the north 3.688 acres of the Saddle Bridge community. Saddle Bridge was initially submitted for review and town approval in 2008. The plan contained 78 fee simple townhomes and 40,000 square feet of mixed use commercial office on 16.19 acres. The mixed uses were proposed to be in two buildings of two stories each. Each building was to front on Griffin Road, in accordance with standards of the Griffin Road Corridor overlay district (University Drive Node).

The plan was approved by Davie and the site developed. The 78 townhomes were built and quickly sold out. Tenants were sought for the 40,000 square feet of commercial/office for the next several years. No interest was shown whatsoever. The owners, Centerline Homes, early in 2013 approached the town and the 78 residents with a proposal to construct 28 additional for sale townhomes instead of the two 20,000 square foot buildings. That received the unanimous support of the Saddle Bridge residents as well as town staff.

In order to achieve this, the present underlying land use of commercial must be amended to Residential-10 with a limit of 28 units. The 28 units on 3.688 acres computes to be 7.59 units/acre. Since no such residential land use category exists we must request R-10 and restrict to 28 units.

Simultaneously, the Davie staff will be crafting two minor language changes in the Griffin Road Corridor text to allow residential uses only on the parcel.

JTB
1-10-14



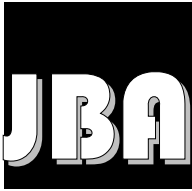
Julian Bryan & Associates, Inc.
Land Development Consultants

SADDLE BRIDGE LAND USE PLAN AMENDMENT

LA 14-9

Davie Code Section 12-304(A)

1. This amendment simply allows the use of residential only as opposed to the current overlay district (Griffin Road Corridor) that requires mixed use. The present overlay allows residential but only when combined with office and/or retail uses as a part of the same development.
2. Since the corridor overlay allows residential this amendment would continue to allow it but without the other uses as well. This application is a 3.688 acre portion of the 16.19 acre Saddle Bridge community which presently contains 78 fee simple townhomes.
3. The district boundaries run east-west along Griffin Road. The overlay, as it may be amended, will allow residential only in cases where either existing or proposed uses are deemed compatible.
4. The change will not negatively affect the neighborhood or Town of Davie. The existing 78 unit Saddle Bridge community is adjacent to the amendment property and is in support of it.
5. Traffic will be significantly reduced as a result of the amendment. The previously approved 40,000 square feet of mixed use retail/office will become 28 fee simple townhomes. They will continue to share access points on Griffin Road as well as 76th and 78th Avenues.
6. It is anticipated that values of the residential units in Saddle Bridge will increase in value. The uncertainty of a large non residential use at some time in the future will be eliminated and additional fee simple townhomes added to the community.
7. As relates to the overlay district, all those uses currently allowed will remain. Other undeveloped properties along the corridor may be developed with any combination of land uses. This proposed amendment is requesting residential only.
8. The general public will not be negatively impacted as current overlay regulations will remain. Future development may continue to utilize standards and uses as they are now written.



Julian Bryan & Associates, Inc.
Land Development Consultants

9. The present overlay allows residential uses but only in combination with non residential. This site was approved for development in 2006. Shortly thereafter the 78 townhomes were built, sold and occupied. The former owner immediately began to market the 40,000 square feet of non residential uses. Building pads were installed, utilities put in place and the parking lot constructed. No user came forward to purchase or lease the property. In late 2012, the owners approached the town and pointed to this and other similar sites. No interested parties had come forward. Therefore, the proposal of residential uses without a mixed use component is the subject of this amendment.
10. The proposed residential designation, along with very minor revisions to the Griffin Road Corridor Overlay District text, will allow a variety of development proposals to be brought before Davie. Redevelopment sites, as well as vacant land is available all along the corridor. Current design standards, along with the policies and practices set forth in the Comprehensive Plan, are well thought out and will ensure quality development in the future.

**APPLICATION FOR AMENDMENT
TO THE TOWN OF DAVIE & BROWARD COUNTY
LAND USE PLANS**

SADDLE BRIDGE TOWNHOMES

**S.W. Corner of Griffin Road & S.W. 76th Avenue
Davie, Florida**

**DECEMBER 2013
MARCH 2014**

☐ TOWN OF DAVIE LAND USE PLAN AMENDMENT

☒ BROWARD COUNTY & TOWN OF DAVIE LAND USE PLAN AMENDMENT

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EXHIBITS

- A. Sketch & Legal Description
- B. Location Map & Land Use Map
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1. TRANSMITTAL INFORMATION

- a. **Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Land Use Plan.**

Not applicable

- b. **Date local governing body held transmittal public hearing.**

Not applicable.

- c. **Whether the amendment area is within an Area of Critical State Concern or proposed for adoption under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

Not applicable.

- d. **Whether the amendment is one of the following:**

- **Development of Regional Impact**
- **Small scale development activity (Per Florida Statutes)**
- **Emergency (please describe on separate page)**
- **Other amendments which may be submitted without regard to Florida statutory limits regarding amendment submittals (Brownfield amendments, etc.)**

Not applicable.

2. LOCAL GOVERNMENT INFORMATION

- a. **Local land use plan amendment or case number.**

LA 14 -009

- e. **Proposed month of adoption of local land use plan amendment.**

To be added upon scheduling by staff.

- f. **Name, address, telephone, facsimile number and email of local government contact.**

David Amramson
Deputy Planning & Zoning Manager
Town of Davie
6591 Orange Drive (Southwest 45th Street)
Davie, Florida 33314
(954) 797-1000

g. Summary minutes from the local planning agency and local government public hearing of the transmittal of the land use plan amendment.

Not applicable.

h. Description of public notification procedures following for the amendment by the local government.

Public notification as required by FS 166.051.

i. Description of public participation meeting procedures as required by local government.

As required by Davie Ordinance 2004-031, Division 7, Sections 319.5-319.10, two public participation meetings will be held on the evenings of March 13 and 20, 2014.

3. APPLICANT INFORMATION

a. Name, address, telephone, facsimile number and email of the applicant.

Michael Debock
STANDARD PACIFIC HOMES, INC.
825 Coral Ridge Drive
Coral Springs, Florida 33071
(954) -914-1310

b. Name, address, telephone, facsimile number and email of the agent.

Julian Bryan
JULIAN BRYAN & ASSOCIATES
P.O. Box 810144
Boca Raton, Florida 33481
561-350-3155
Julian@julianbryan.com

c. Name, address, telephone, facsimile number and email of the property owner.

Michael Debock
STANDARD PACIFIC HOMES, INC.
825 Coral Ridge Drive
Coral Springs, Florida 33071
(954) -914-1310

d. Fee(s) for processing this amendment.

Fee is included with the transmittal of this amendment.

e. Rationale for the amendment

The subject property is the north 3.688 acres of the total 16.19 acre development known as Saddle Bridge. The original plan was approved for 78 fee simple townhomes and 40,000 square feet of commercial/office uses. The site was completely developed with the 78 townhomes constructed and sold. The 40,000 square feet of mixed use commercial/office was advertised for sale or pre lease.

For the past several years no interest whatsoever was shown by the marketplace. The then owners approached Davie and suggested that requirements of the Griffin Road Corridor Overlay District (GRCOD) should be amended to reflect current market demand. This amendment and proposed minor language changes to the GRCOD were the result of those meetings and discussions.

4. AMENDMENT SITE DESCRIPTION**a. Concise written description of the general boundaries and gross acreage of the proposed amendment.**

The amendment area is 3.688 acres of the total 16.19 acre development.

North side	Griffin Road
South side	Saddle Bridge Townhomes
East side	S. W. 76 th Avenue
West side	S. W. 78 th Avenue

b. Sealed survey, including legal description of the area proposed to be amended.

Attached as Exhibit A.

c. Map at a scale of 1"=300' clearly indicating the amendment's location, boundaries and proposed land uses.

Attached as Exhibit B.

5. EXISTING AND PROPOSED USES**a. Current and proposed local land use plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation.**

	Existing	Proposed
Town of Davie	Commercial	28 fee simple townhomes
Broward County	Low 3 Residential	Not applicable

b. Current land use designations for adjacent properties.

North	R-3 and R-5 north of Griffin Rd. & Orange Drive
South	R-3 and R-5 (utilized flex units)
East	R-5 and Commercial
West	Commercial

c. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for adjacent areas.

Flex units were used in the initial development of Saddle Bridge with 78 townhomes.

d. Existing use of amendment site and adjacent areas.

The amendment site is cleared and filled to grade. A landscape buffer has been installed along Griffin Road and an east-west driveway exists along the south line of the amendment area.

North	Griffin Road
South	Saddle Bridge and then a C.B.W.C.D. Canal
East	S.W. 76 th Avenue and townhomes
West	S.W. 78 th Avenue and retail uses

e. Proposed use of the amendment site including proposed square footage and/or dwelling unit count proposed for each parcel.

The proposed use is 28 fee simple townhomes. Each unit has a minimum one car garage and is two stories in height. Six of the seven units in each of the four buildings are a very similar floor plan to the existing 78 units in Saddle Bridge.

Refer to Exhibit J.

f. Maximum allowable development per local government land use plans under existing designation for the site, including square footage* for each non-residential use and/or dwelling unit count.

Recreation/Open Space	Max. Building Coverage	Max. allowed development
N/A	20,000 sq. ft. approved	40,000 sq. ft. office/comm..

g. Indicate if the amendment is part of a larger development project that is intended to be developed as a unit such as a site plan, plat or Development of Regional Impact. If so, indicate the name of the development; provide the site plan or plat number; provide a location map; and, identify the proposed uses.

The subject of this amendment is the north 3.688 acres of a total 16.19 acre development known as Saddle Bridge. The original plan was approved for 78 townhomes and 40,000 sq. ft. of mixed use (commercial/office). The project was identified by Davie project number MSP 7-1-07/07-124. The 78 townhomes were built and sold. All site improvements such as filling, water, sewer and drainage were installed. The two buildings of 20,000 sq. ft. each and a portion of the parking lot were never constructed. This was a result of no demonstrated market for the non residential uses.

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

*square footage numbers are for analytical purposes only

A. SANITARY SEWER

1. Identify whether the site or a portion is currently and/or proposed to be serviced by septic tanks.

No portion of the amendment area is currently serviced by septic tanks and it is not intend to utilize septic tanks for the proposed development.

2. Identify the sanitary sewer facilities serving the service area in which the amendment is located including the current plant capacity, current plus committed demand on plant capacity, and planned plant capacity.

The proposed amendment area is serviced by the Town of Davie system II/IV plants. There are no committed capacity improvements at this time.

Current plant capacity	8.4 MGD
Current plus committed demand on plant capacity	3.2 MGD
Planned plant capacity	8.4 MGD

Source: The Town of Davie

3. Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling units.

Current: 40,000 sq. ft. comm./office	*0.1 GPD/sq.ft. x 40,000 sq. ft.	= 4000 GPD
Proposed: 28-3 br. townhomes	**325 GPD X 28 units	= 9100 GPD
Net additional demand		= 5100 GPD

- 0.1 GPD/sq. ft. of commercial per 2005 EAR Policy 1.1
- 325 GPD/unit per 2005 EAR Policy 7.1

4. Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the adopted Town Comprehensive Plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.

The current capacities for the Town of Davie System II/IV Plant wastewater treatment plants are provided.

Current capacity	8.4 MGD
Current plus committed Demand on plant capacity	3.2 MGD
Planned plant capacity	8.4 MGD

Source: Town of Davie

The projected future flows as documented by the Town of Davie are provided below:

Year:	Average Daily Demand (MGD):	Available Facility Capacity (MGD):
2013	3.2	8.4
2015	5.84	8.4
2030	12.02	8.4

Source: The Town of Davie.

The data provided above indicates that there will be adequate wastewater capacity well past the year 2020.

5. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-4 above. Correspondence must contain name, position and contact information of party providing verification.

Refer to Exhibit C.

B. POTABLE WATER

- 1. Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related infrastructure improvements.**

The adopted Town of Davie level of service (LOS) standard for potable water is 325 gallons per day for 3 bedroom townhouse units. The additional demand of 5100 GPD combined with the current existing demand of 4.2 MGD equals a total demand of 4.2051 MGD. The plant capacity is 7.4 MGD therefore sufficient supply exists for this amendment.

- 2. Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.**

The water treatment facility serving the amendment area is from the Town of Davie system III WTP. The plant capacity is 7.4 MGD. The current average daily demand is 4.2 MGD. The South Florida Water Use Permit # is 06-00134-W. The permit allows for an annual allocation not to exceed 7244 MGD. The permit expires on October 30, 2030.

Year:	2012	2015	2030
	6.9 MGD	9.43 MGD	21.31 MGD

Source: The Town of Davie

Refer to the table below for population of Sunrise service area per capita demand.

Year:	2012	2015	2030
	35,485	44,625	91,091

Source: The Town of Davie

- 3. Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed capacity, remaining capacity and expiration date of the permit.**

The South Florida Water Use Permit # is 06-00134-W. The permit allows for an annual allocation not to exceed 7244 MGD. The permit expires on October 30, 2030. Both the Floridian Aquifer and the Biscayne Aquifer may be use from January 1, 2014 to October 24, 2030.

- 4. Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations including anticipated demand per square foot* or dwelling units.**

Current: 40,000 sq. ft. commercial	*0.1 GPD/sq. ft. x 40,000 sq. ft.	= 4000 GPD
Proposed: 28 townhomes	**325 GPD/unit x 28	= 9100 GPD
Net additional demand		= 5100 GPD

*0.1 GPD/sq. ft. as per 2005 EAR Policy 7.1

**325 GPD/unit as per 2005 EAR Policy 7.1

- 5. Identify the projected capacity and demand for the short and long range planning horizons as identified within the adopted comprehensive plan - provide demand projections and information regarding planned and plant capacity expansions including year, funding sources and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.**

The short and long-range demand projections are provided in the table. Based on the projections there is adequate capacity to accommodate projected growth and development through the year 2030.

Water Demand Projections / Average Annual - MGD			
Year:	2014	2015	2030
	9.34	10.67	15.80

Source: Town of Davie - 10 Year Water Supply Facilities Work Plan.

- 6. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

Refer to Exhibit D.

C. DRAINAGE

- 1. Provide the adopted level of service standard for the service area in which the amendment is located.**

The amendment area is located within the Central Broward Water Control District C-11 East and the receiving body is the CBWCD S-12 Canal. The adopted level of service for the finished floor elevation is 8.0 NGVD and the adopted level of service for the roads is 6.00 NGVD.

2. Identify the drainage district and drainage systems serving the service area in which the amendment is located.

The amendment site is located within the jurisdiction of the CBWCD c-11 East and the receiving body is the CBWCD S-12 Canal.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

There are no known drainage district improvements planned for the vicinity of the project.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

On June 12, 2008 the South Florida Water Management District issued an ERP to develop the Saddle Bridge site to Centerline Homes (permit N. 06-0541sp). The permit included the amendment site as a proposed commercial use. The permit will need to be modified for the residential use.

In addition, on May 2, 2008 the CBWCD approved the paving and drainage plans for the subject site for a commercial use. This approval will need to be modified for the residential use.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The amendment site does meet the adopted level of service as specified by the drainage authority and the modified ERP issued by the SFWMD.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Refer to Exhibit E.

D. SOLID WASTE

- 1. Provide the adopted level of service standard for the service area in which the amendment is located.**

The adopted level of service (LOS) standard for the Town of Davie is 8.9 lb. / unit / day.

- 2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on landfill/plant capacity and planned landfill/plant capacity.**

Sun Bergeron provides removal of both trash and solid waste, under a franchise agreement to residents and businesses within the Town. According to Broward County Waste and Recycling Services there is 1.6 million tons per year capacity at the existing landfills in Broward County.

- 3. Identify the net impact on solid waste demand resulting from the proposed amendment. Provide calculations including anticipated demand per square foot* or dwelling unit.**

Based on the LOS noted above, the net impact of the proposed 28 townhomes would be a reduction of 1351 lbs. per day.

Current: 40,000 sq. ft. comm..	*4 lb./100 sq.ft./day x 40,000 sq. ft.	=1600 lb. / day
Proposed: 28 townhomes	** 8.9 lb. / unit / day	= 249 lbs.

- Broward County LDC, sec. 5-182 (H) Table 5
- ** Davie Comprehensive Plan

- 4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Refer to Appendix F.

E. RECREATION AND OPEN SPACE

- 1. Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.**

The Town of Davie Comprehensive Plan established a park and recreation level of service (LOS) standard of ten (10) acres per 1,000 population. The Town currently has 1,810.43 acres of parks and open space land. Based upon the 2012 population estimate of 98,720 the Town's existing LOS is 18.34 per 1,000 population and meets the adopted level of service.

- 2. Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.**

Town of Davie parks that serve the neighborhood in which the amendment is

Refer to Appendix I.

- 3. Identify the net impact on demand for park acreage, as defined by the Town Comprehensive Plan, resulting from this amendment.**

Based upon 28 additional townhouse units at an average of 2.64 persons/unit (Davie Comprehensive Plan) we will be adding 74 residents. As reflected in #1 above, the town currently exceeds the minimum requirement of 10 acres per thousand residents for parks.

- 4. Identify the projected park needs for the short and long range planning horizons as identified within the adopted Town Comprehensive Plan provide need projections and information regarding planned expansions including year, identified funding sources, and other relevant information.**

The Town of Davie Comprehensive Plan indicates that park lands are available to meeting current and future demands. As indicated below, this acreage is sufficient to serve the short and long-range population projections.

Year:		
2008	10 Acres x 93,482 population	= 935 Acres
Existing		= 1,784 Acres

- 5. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted, including documentation, consistent with the requirements of the Land Use Plan, demonstrating adequate public access and conspicuous signage for all additional acreage/sites used to meet the requirement of three (3) acres per 1,000 existing residents.**

Based upon 28 additional townhouse units at an average of 2.64 persons/unit (Davie Comprehensive Plan) we will be adding 74 residents. As reflected in #1 above, the town currently exceeds the minimum requirement of 10 acres per thousand residents for parks.

F. TRAFFIC CIRCULATION

- 1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

The roadway network that will be most impacted by the proposed amendment include one (1) east-west facility and one (1) north-south roadway. These two roadways include Griffin Road and University Drive.

The number of lanes, current traffic volumes, adopted level of services, and current operating conditions (LOS) of the roadways located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadways for daily conditions while Table 1b presents the current conditions during the critical PM peak hour. As shown in these two tables, all study roadways are currently operating at acceptable level of service.

- 2. Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five-year) and long range planning horizons. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.**

Tables 2a and 2b document the projected level of service for the roadways located near the proposed amendment. The short term horizon year was assumed to be the year 2020 while the long term planning horizon was assumed to be the year 2035. The 2020 and 2035 projected traffic volumes (AADT) and PM peak hour volumes were based on information contained in Broward County's Roadway Level of Service Analysis for 2011 and 2035.

- 3. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the short (5 year) and long range planning horizons.**

A trip generation comparison analysis was undertaken between the approved land use and intensity under the existing land use category and the proposed land use and intensity. The trip generation comparison analysis was based on the following assumptions:

APPROVED LAND USE AND INTENSITY – Existing Land Use

- 40,000 square feet of commercial use

PROPOSED USE AND INTENSITY

- 28 townhome residential units

Table 3 below presents the results of the trip generation comparison analysis.

TABLE 3 Trip Generation Comparison Analysis Approved Use versus Proposed Use				
		Number of Trips		
Land Use	Size	Daily	AM Peak	PM Peak
APPROVED LAND USE				
Commercial	40,000 sq.ft.	3,744	89	324
Pass-by Trips ¹	-	-936	-22	-81
Total Trips	-	2,808	67	243
PROPOSED LAND USE				
Townhomes	28 units	118	10	11
Difference	-	-2,690	-57	-232

Source: ITE Trip Generation Manual (9th Edition)

The results of the trip generation comparison analysis indicate that on a daily basis, AM peak hour and during the critical PM peak hour, the proposed use is projected to generate approximately 2,690 less daily trips, approximately 57 less AM peak hour trips and approximately 232 less new external (taking into account passer-by traffic) PM peak hour trips generated by the approved commercial use. Since the proposed change in use results in a net decrease in daily, AM peak hour and PM peak hour trips, the proposed use is projected to have a positive effect to traffic conditions at and near the amendment area.

4. Provide any transportation studies relating to this amendment, as desired.

Refer to the traffic analysis attached as Exhibit K.

G. MASS TRANSIT

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

Refer to Exhibit G.

¹ Based on FDOT's Site Impact Handbook, passer-by trips were assumed to be 25% of the gross trips.

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing a significant percentage of the residents of the City of Pembroke Pines. More specifically, the amendment area is served by two BCT routes including route 16 and route 23. These transit routes are accessible through bus stops located along Griffin Road.

BCT route 2 travels Miami-Dade County and north Coral Springs. This route currently provides 20-minute headways during peak periods. BCT University Drive Breeze travels between the NW 207th Street in Miami-Dade County and Westview Drive in Coral Springs. This route currently provides 30-minute headways during peak periods.

2. Quantify the change in mass transit demand resulting from this amendment.

The amendment area is located along Griffin Road. University Drive is located within walking distance from University Drive, a corridor with low to medium public transit ridership. The proposed land use change will support the use of transit and increase ridership throughout the University Drive corridor.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1 and 2 above. Correspondence must contain name, position and contact information of party providing verification.

A letter from the Broward County Mass Transit Division will be provided as soon as it is received.

4. Describe how the proposed amendment furthers or supports mass transit use.

The proposed residential development will be designed in a manner that provides safe movement of pedestrians within the site and will provide connectivity to existing sidewalks. Therefore, future residents will have safe and adequate access to existing bus stops associated with BCT Route 2.

7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will protect or mitigated. Staff may request additional information from Broward County regarding the amendment's impact on natural and historic resources. The applicant is encouraged to contact the individual review agencies to discuss these issues.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

A review of the Broward County and Town of Davie Comprehensive Plan, the National Register of Historic Places and locally designed site indicate that there are no historic sites in the amendment area.

B. Archaeological sites listed on the Florida Master Site File.

The amendment area does not contain any archaeological sites.

C. Wetlands.

The amendment area does not contain any wetlands.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

The amendment area does not contain any Local Areas of Particular Concern.

F. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

There are no such species known to exist on the amendment area. The Town previously issues a land development that allowed the clearing and filling of the amendment site.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

The amendment area has been cleared.

H. Wellfields - indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the wellfield.

The Broward County Wellfield Protection Zones and Contaminated Sites map indicates that there are no wellfield protection zones or contaminated sites on or near the amendment site.

I. Soils - describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

The amendment area will not require the alteration of soil conditions or topography, other than typical site grading procedures, which were completed with the previously issued land development permit.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

Not applicable.

8. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

The Town of Davie has established an Affordable Housing Incentive program. This program is codified as Article XVII of the Town Code. This amendment will comply with this Article, and more specifically Sec. 12-573 A (2) of the Article.

9. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent communities). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

Simultaneous with this amendment, the Town of Davie will modify language in the Griffin Road Corridor Overlay (University Drive Node) to allow the development of residential only on the site. A site plan amendment will be processed that will delete the two proposed 20,000 sq. ft. building and attendant parking and add 28 townhomes.

10. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

The project site is generally located east of I-75 and south of Griffin Road in south-central Broward County. Based on Broward County's Evacuation Routes and Zones map, the project site is not in an evacuation zone (not on Zones AB or Zones CDE). Therefore, a hurricane evacuation analysis is not applicable to this project due to its location.

11. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

The amendment area is not identified as an area of redevelopment as indicated in the Town Comprehensive Plan.

12. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

Not applicable.

13. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE TOWN'S LAND USE PLAN

List of goals, objectives and policies of the Town of Davie Comprehensive Plan which the proposed amendment furthers.

Policy 1-1: Continue to provide a wide range of housing opportunities for Town residents of all income levels.

The proposed units are larger and include an additional model thereby adding to the variety of housing in Davie.

Policy 1-4: Protect existing residential and nonresidential areas from any adverse impacts of future development to the maximum extent practicable.

The locations of proposed buildings are placed at right angles to existing residences lessening view impacts. They will be screened from Griffin Road by a landscape buffer.

Policy 1-10: Direct new development toward existing developed areas consistent with the FLUM and the Land Development Regulations, and work to constantly improve submitted plans for private development.

This proposed development is surrounded by existing development and will be classic infill.

Policy 1-11: Encourage compact building design, and take advantage of any resulting opportunities for the mixing of uses, enhanced landscaping, open space, and community improvements.

The 28 units on just over three acres reduce previously planned impervious area and soften the frontage of Griffin Road by turning buildings 90 degrees from the previously approved plan.

Policy 1-12: Encourage the use of sustainable building practices throughout the Town on new building construction and renovations.

Standard Pacific is an industry leader in the design and construction of energy saving homes. This applies to materials and the consumption of utilities.

Policy 1-13: Direct growth to identified Urban Development areas within Davie in order to discourage urban sprawl, reduce development pressures on rural lands, maximize the use of existing public facilities and centralize commercial, governmental, retail, residential and cultural activities.

This parcel is classic infill. It completes the development of Saddle Bridge where utilities and amenities are in place.

Policy 2-3: The Town shall encourage the certification of Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC) and other comparable certification bodies for all new development and redevelopment.

Standard Pacific is an industry leader in the design and construction of energy saving homes. This applies to building materials and the use of energy saving appliances and fixtures.

Policy 2-8: The Town shall encourage increased walking, bicycling and use of public transit by updating land use requirements for walkways, bike lanes, bus stops, pedestrian interconnectivity and other design elements that encourage walkable communities and transit readiness.

An extensive system of sidewalks exists within Saddle Bridge and will extend to sidewalks along Griffin Road and S.W. 76th Avenue. The 28 units that are the subject of this amendment will provide sidewalks in front of all units that connect to the existing system.

Policy 3-1: Land development regulations shall contain minimum criteria that address soil compatibility, topography, drainage and stormwater management, finished floor elevations, parks and open space, on-site parking, signage, internal traffic flow and traffic circulation, with said criteria applied at time of development permit approval.

The site plan proposed for this amendment has been preliminarily reviewed by Town Staff. It is compatible with and of an identical design to the existing community.

Policy 3-2: The Town shall maintain and enforce a level of service standard for each public facility located within the boundary for which the Town has authority to issue development orders and development permits, as authorized by Florida Law.

The text of this amendment demonstrates that all aspects of concurrency management's levels of service will be met. The reduction in intensity from 40,000 square feet of commercial/office to 28 townhomes assures that.

Policy 3-3: Land development regulations shall incorporate a review process to insure that essential facilities and services shall be provided pursuant to the adopted level of service standards contained in the Comprehensive Plan, and shall include a mechanism to insure that the cumulative impacts of proposed development are identified. Essential facilities and services shall be available, constructed and maintained, concurrent with the impacts of development, pursuant to the adopted level of service standards and criteria for determination of concurrency contained in this Comprehensive Plan.

This amendment demonstrates that all aspects of concurrency management's levels of service will be met. The reduction in intensity from 40,000 square feet of commercial/office to 28 townhomes assures that. Traffic, utility consumption and solid waste will all be reduced. A letter has been obtained from the School Board confirming that capacity exists for anticipated students.

Policy 3-14: The Town will coordinate future changes of land use with the availability of water supplies and water supply facilities to ensure all existing and future developments will have adequate water to service development.

The availability of potable water from the Davie system has been confirmed in this document.

Policy 3-15: The Town will require all new development, redevelopment and applicants for a land use amendment to provide verification of the availability of water supplies and water supply facilities to meet the needs of any increased water demand generated by the proposed development, redevelopment or land use modifications.

The availability of potable water in adequate quantities from the Davie system has been confirmed in this document.

Policy 6-1: A request for amendment to the Davie Future Land Use Plan map resulting in a change in density or intensity shall be evaluated based on the availability of existing essential facilities and services. Priority shall be given to requests requiring no increase in capital expenditures, and proposals not requiring unprogrammed expansion of facilities or services.

Neither public utilities, road improvements, schools or parks and open space will require any type of expansion. That is verified throughout this document.

Policy 6-2: The extension of essential services shall be prioritized and directed to portions of the Town that already have other services available.

Neither public utilities, road improvements, schools, parks, fire service or police protection will require any type of expansion. That is verified throughout this document.

Policy 6-3: Infill shall be encouraged as a means of directing growth to areas already containing essential infrastructure improvements, such as potable water and sanitary sewer services. Priority shall be given to areas suitable for infill development in the extension of infrastructure.

As stated elsewhere, this site is a classic infill as utilities, roads and storm drainage are in place. The existing private recreation area will also not require expansion.

Policy 6-4: Requests for increasing density and intensity outside of the RAC, TOC, and major roadway corridors of the Town shall be discouraged.

This site is on the Griffin Road corridor and several hundred yards east of University Drive.

Policy 7-1: The location and distribution of land in each Future Land Use Designation as shown on the Davie Future Land Use Plan map shall be in accordance with the adopted level of service standards as set forth in the Comprehensive Plan.

It has herein been demonstrated that all adopted levels of service will be maintained by this proposed amendment.

Policy 7-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section pursuant to Florida law.

This proposed amendment will exceed the densities that are proposed with 28 additional townhomes.

Policy 7-3: The Town of Davie Land Development Regulations shall be consistent with the goals, objectives and policies of this comprehensive plan pursuant to Florida law.

All aspects of the LDRs will be met with the design of this addition to the previously approved 78 townhomes.

Policy 8.2: Discourage land use patterns indicative of urban sprawl in the Future Land Use Map and any amendment applications by dictating compact development, mixed-use where appropriate, and efficient use of public facility capacity and resources, while protecting single-family neighborhoods.

The initial Saddle Bridge plan recognized existing single family homes with landscape buffers and the location of the water management lake. This site is urban infill and does not add to sprawl to the west.

Policy 9-1: Residential development of moderate to high density should be located in close proximity to arterial roadways, available or planned mass transit, and other community amenities, and should generally be located east of Pine Island Road, unless located adjacent to the S.R. 84/I-595 corridor, or I-75 interchanges.

This site is adjacent to Griffin Road, a high volume arterial with existing transit routes. It is east of Pine Island Road.

Policy 9-2: Generally discourage plan amendments or use of flexibility provisions to increase residential densities or permit more intensive uses in areas west of Pine Island Road and south SW 14 Street, unless located adjacent to the S.R. 84/I-595 corridor, or I-75 interchanges.

This parcel is located outside those areas that discourage increased residential densities.

Policy 9-4: The location of Special Residential Facilities in areas designated for Residential use is encouraged where such facilities are compatible with and complementary to the surrounding community.

The exterior design and housing type will appear to match the existing 78 townhomes.

14. POPULATION PROJECTIONS

A. Population projections for the 20 year planning horizon (indicate year).

The population projection for the year 2035 planning horizon is 103,749 residents.
(Source: Broward County TAZ)

B. Population projections resulting from proposed land use (if applicable).

The amendment will add 28 townhomes. Using the Comprehensive Plan average of 2.64 persons per household, an increase of 74 residents will occur.

C. Using population projections for the 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.

The amendment area will accommodate the projected population for the 20 year planning horizon.

15. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

1. FIRE PROTECTION

Address the availability of essential services for the short and long range planning horizon.

Davie Fire Rescue headquarters and fire/rescue station is located just east of the subject property at 6901 Orange Drive. Additional facilities are to be constructed in the near future and will increase coverage throughout Davie.

2. POLICE PROTECTION

Address the availability of essential services for the short and long range planning horizon.

The Davie Police Department has it's headquarters at 1230 S. Nob Hill Road. Presently they employ over 240 officers and personnel, providing public safety throughout the Town.

3. PUBLIC EDUCATION

- a. An analysis of the impacts of the proposed amendment on public education facilities, as indicated below, is to be provided by the applicant. The applicant is encouraged to contact the School Board staff to discuss this review.**

The School Board of Broward County has reviewed the proposed request to add 28 townhomes at Saddle Bridge. They have issued a SCAD letter confirming that this proposed amendment will not exceed student capacity at the schools to which these 8 additional students will be assigned. Those schools are Silver Ridge Elementary, Driftwood Middle School & Hollywood Hills High School.

- b. Any proposed voluntary mitigation or draft agreements.**

Please see attached SCAD letter from School Board.

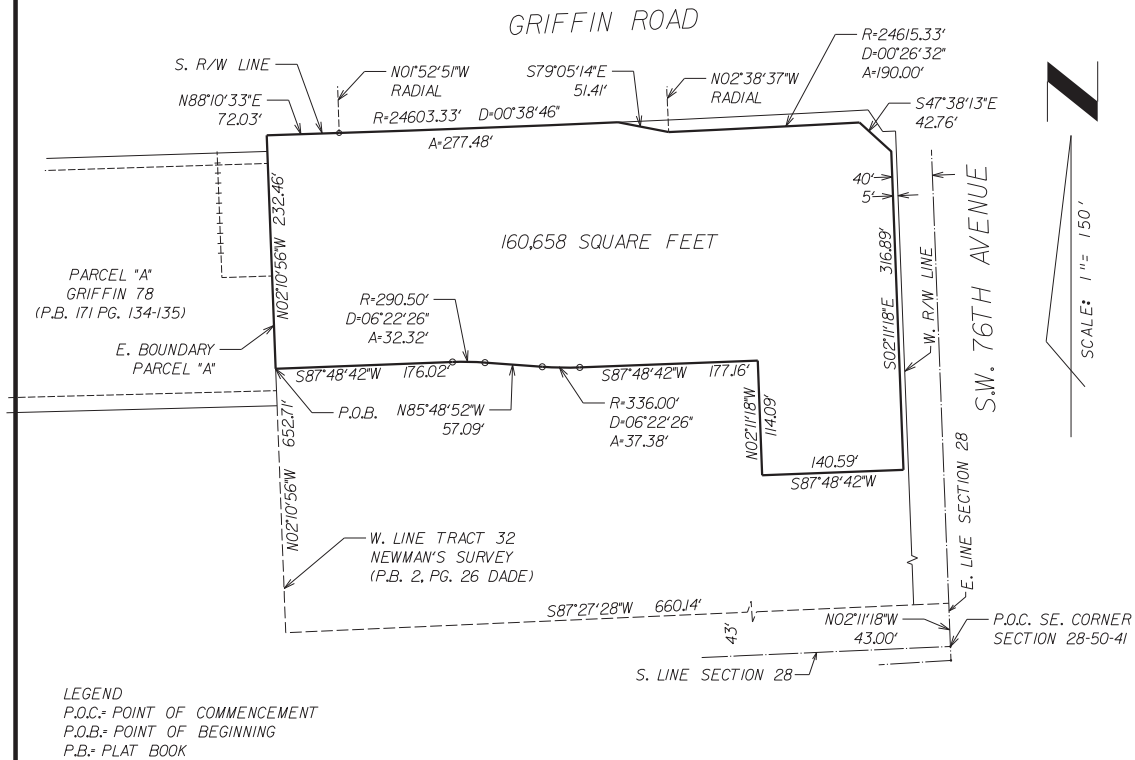
**- Exhibit A -
Sketch & Legal Description**

DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BEING A PORTION OF TRACT 32, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2 AT PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, ACCORDING TO THE PLAT OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 3 AT PAGE 67 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN NORTH 02°11'18" WEST (ON A GRID BEARING) 43.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO AN INTERSECTION WITH A LINE 43 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 28, ACCORDING TO SAID PLAT; THENCE RUN SOUTH 87°27'28" WEST 660.14 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE WEST BOUNDARY OF TRACT 32 ACCORDING TO SAID PLAT OF NEWMAN'S SURVEY; THENCE RUN NORTH 02°10'56" WEST 652.71 FEET ALONG SAID WEST BOUNDARY OF TRACT 32 AND THE EAST BOUNDARY OF PARCEL "A" ACCORDING TO THE PLAT OF GRIFFIN 78, AS RECORDED IN PLAT BOOK 171 AT PAGES 134-135 INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°10'56" WEST 232.46 FEET ALONG SAID EAST BOUNDARY OF PARCEL "A" TO THE NORTHEAST CORNER OF SAID PLAT OF GRIFFIN 78; THENCE RUN NORTH 88°10'33" EAST 72.03 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD AS NOW LOCATED AND CONSTRUCTED TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE TO THE LEFT, A RADIAL AT SAID POINT BEARING NORTH 01°52'51" WEST; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 24603.33 FEET AND A CENTRAL ANGLE OF 00°38'46" RUN EASTERLY 277.48 FEET; THENCE RUN SOUTH 79°05'14" EAST 51.41 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE TO THE LEFT, A RADIAL AT SAID POINT BEARING NORTH 02°38'37" WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 24615.33 FEET AND A CENTRAL ANGLE OF 00°26'32" RUN EASTERLY 190.00 FEET; THENCE RUN SOUTH 47°38'13" EAST 42.76 FEET TO AN INTERSECTION WITH A LINE 40 FEET WEST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WITH SAID EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 02°11'18" EAST 316.89 FEET ALONG SAID PARALLEL LINE; THENCE RUN SOUTH 87°48'42" WEST 140.59 FEET; THENCE RUN NORTH 02°11'18" WEST 114.09 FEET; THENCE RUN SOUTH 87°48'42" WEST 177.16 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 336.00 FEET AND A CENTRAL ANGLE OF 06°22'26" RUN WESTERLY 37.38 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 85°48'52" WEST 57.09 FEET ALONG THE TANGENT EXTENDED TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 290.50 FEET AND A CENTRAL ANGLE OF 06°22'26" RUN WESTERLY 32.32 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 87°48'42" WEST 176.02 FEET ALONG THE TANGENT EXTENDED TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 3.6882 ACRES, MORE OR LESS.

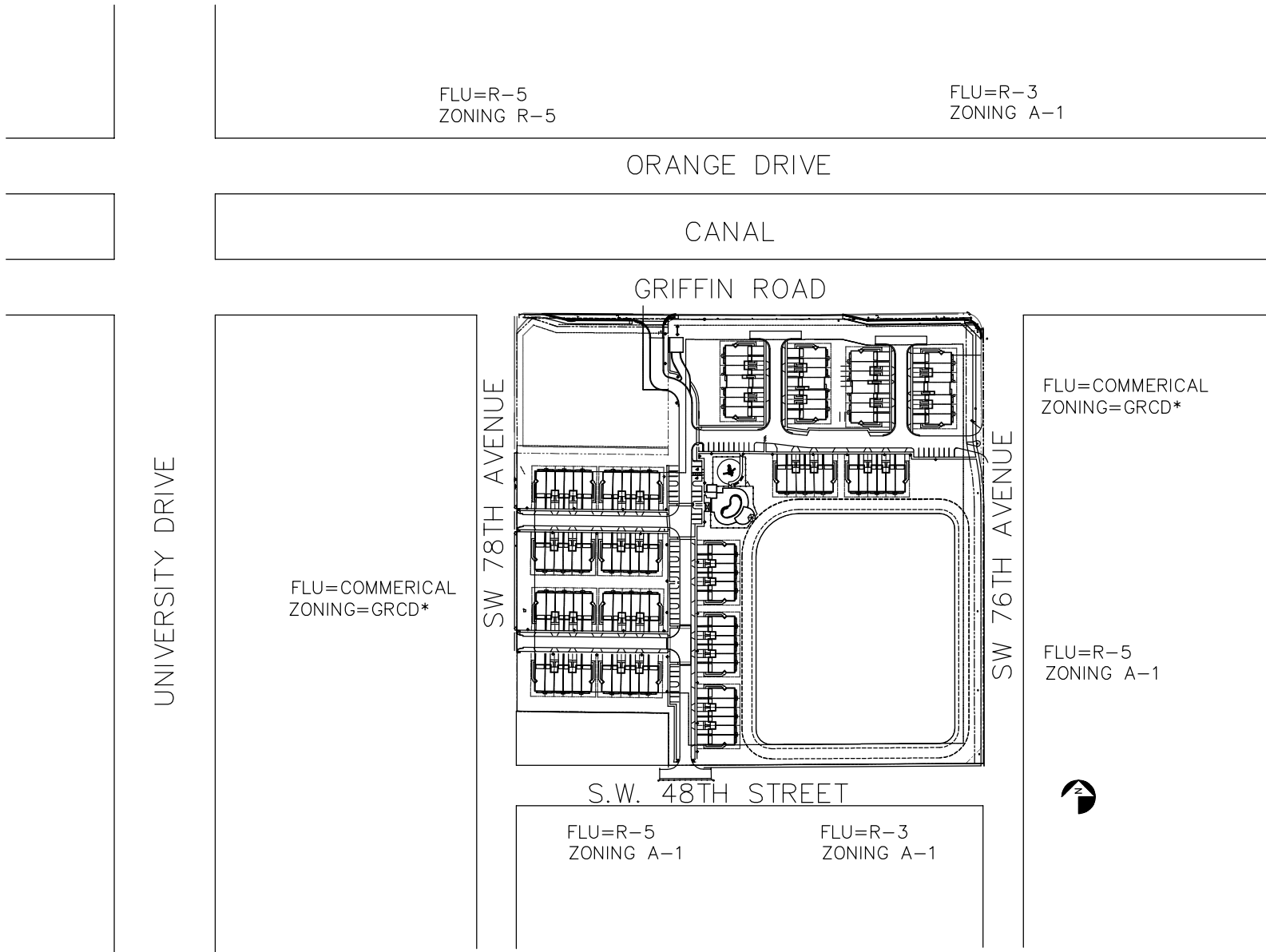


SADDLEBRIDGE		SKETCH AND DESCRIPTION	
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA		COMMERCIAL AREA	
WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS <small>111 N.E. 44TH STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298</small>	EB-0002995	DRAWN: CEG	DATE: 7-12-07
	LB-0002995	CHECKED:	DATE:
		PROJECT NUMBER	SHEET
		W-05060	1 OF 1

**- Exhibit B -
Location Map & Land Use Map**

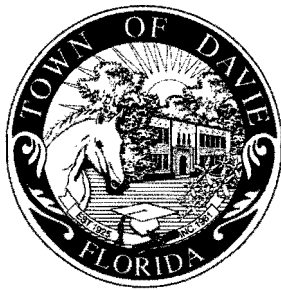
SADDLE BRIDGE

LOCATION ZONING & LAND USE MAP



*GRIFFIN ROAD CORRIDOR DISTRICT
(UNIVERSITY DRIVE NODE)

**- Exhibit C -
Sanitary Sewer Correspondence**



UTILITIES DEPARTMENT

7351 SW 30 STREET • DAVIE, FLORIDA 33314

PHONE: 954.327.3742 • FAX: 954.327.3752 • WWW.DAVIE-FL.GOV

May 2, 2014

Cary D. Winningham, P.E., P.S.M.
WINNINGHAM & FRADLEY, INC.
111 NE 44 Street
Oakland Park, Florida 33334

Re: Water and Sewer Availability
Saddle Bridge – LUPA – Project Number 13059

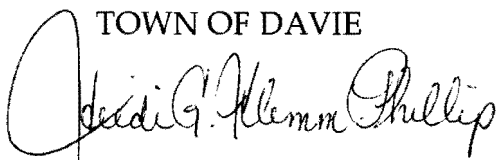
Dear Mr. Winningham:


Per your request for information regarding the service available to the above referenced property, please be advised that the property is located within the Town of Davie Utilities Department service area. There are water and sewer facilities available to provide service to this property.

Plant Capacity can be reserved by executing a Water and Sewer Service Agreement with the Town of Davie.

If you have any further questions regarding the above matter, please do not hesitate to call.

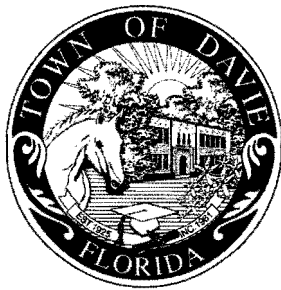
Sincerely,

TOWN OF DAVIE

Heidi G. Klemm-Phillip
Administrative Aide

THRU:

Rod Ley
Assistant Utilities Director

:hgkp

**- Exhibit D -
Potable Water Correspondence**



UTILITIES DEPARTMENT

7351 SW 30 STREET • DAVIE, FLORIDA 33314

PHONE: 954.327.3742 • FAX: 954.327.3752 • WWW.DAVIE-FL.GOV

May 2, 2014

Cary D. Winningham, P.E., P.S.M.
WINNINGHAM & FRADLEY, INC.
111 NE 44 Street
Oakland Park, Florida 33334

Re: Water and Sewer Availability
Saddle Bridge – LUPA – Project Number 13059

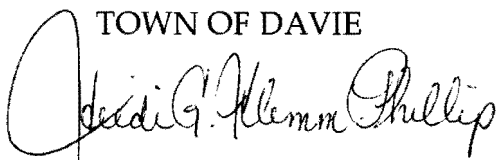
Dear Mr. Winningham:


Per your request for information regarding the service available to the above referenced property, please be advised that the property is located within the Town of Davie Utilities Department service area. There are water and sewer facilities available to provide service to this property.

Plant Capacity can be reserved by executing a Water and Sewer Service Agreement with the Town of Davie.

If you have any further questions regarding the above matter, please do not hesitate to call.

Sincerely,

TOWN OF DAVIE

Heidi G. Klemm-Phillip
Administrative Aide

THRU:

Rod Ley
Assistant Utilities Director

:hgkp

**- Exhibit E -
Drainage Correspondence**



CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)
HOLLYWOOD, FLORIDA 33024
www.centralbrowardwcd.org

BOARD OF COMMISSIONERS

Cris Fardelmann, Chair
Angie Leto, Vice-Chair
Douglas R. Bell
Judy Ann Bunce
David Donzella
Mark Flynt

TELEPHONE: (954) 432-5110

FAX: (954) 432-8603

E-Mail: districtmanager@centralbrowardwcd.org

May 5, 2014

Ms. Cary Winningham, P.E.
111 NE 44th Street,
Oakland Park, FL 33334

Re: Saddle Bridge- L.U.P.A (P.B. 177, PD. 179)

Dear Mr. Winningham P.E:

Please be advised that the Central Broward Water Control District has adequate facilities to provide drainage for the above referenced property and I have reviewed your drainage analysis and am in agreement with your comments. I recommend that the District's Design Criteria be incorporated into any conceptual designs intended to go before local review, otherwise, the District Criteria may require changes to locally approved plans.

Do not hesitate to call should you need additional information.

Sincerely,

Michael Crowley
District Manager

MC/cc

**- Exhibit F -
Solid Waste Correspondence**



Recycling for Zero Waste

May 15, 2014

Cary D. Winningham, P.E., P.S.M.
Winningham & Fradley, Inc.
111 NE 44th Street
Oakland Park, FL 33334

Re: Solid Waste Availability
Saddle Bridge – LUPA – Project Number 13059

Dear Mr. Winningham:

Per your request for information regarding the service available to the above referenced property, please be advised that the property is located within the Sun Bergeron service area. Sun Bergeron has the capacity to provide solid waste service to the property.

If you have any further questions regarding the above matter, please do not hesitate to call.

Sincerely,

A blue ink signature of Lonnie N. Bergeron, featuring a stylized, cursive script.

Lonnie N. Bergeron

**- Exhibit G -
Mass Transit Correspondence**

G. MASS TRANSIT ANALYSIS

1) Identify the mass transit modes, existing and planned mass transit routes and schedule service (headway) serving the amendment area within one quarter of a mile.

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing a significant percentage of the residents of the City of Pembroke Pines. More specifically, the amendment area is served by two BCT routes including route 16 and route 23. These transit routes are accessible through bus stops located along Griffin Road.

BCT route 2 travels Miami-Dade County and north Coral Springs. This route currently provides 20-minute headways during peak periods. BCT University Drive Breeze travels between the NW 207th Street in Miami-Dade County and Westview Drive in Coral Springs. This route currently provides 30-minute headways during peak periods.

2) Quantify the change in mass transit demand resulting from this amendment.

The amendment area is located along Griffin Road. University Drive is located within walking distance from University Drive, a corridor with low to medium public transit ridership. The proposed land use change will support the use of transit and increase ridership throughout the University Drive corridor.

3) Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

A letter from the Broward County Mass Transit Division will be provided as soon as it is received.

5) Describe how the proposed amendment furthers or supports mass transit service.

The proposed residential development will be designed in a manner that provides safe movement of pedestrians within the site and will provide connectivity to existing sidewalks. Therefore, future residents will have safe and adequate access to existing bus stops associated with BCT Route 2.

**- Exhibit H -
Broward County School Board Correspondence**

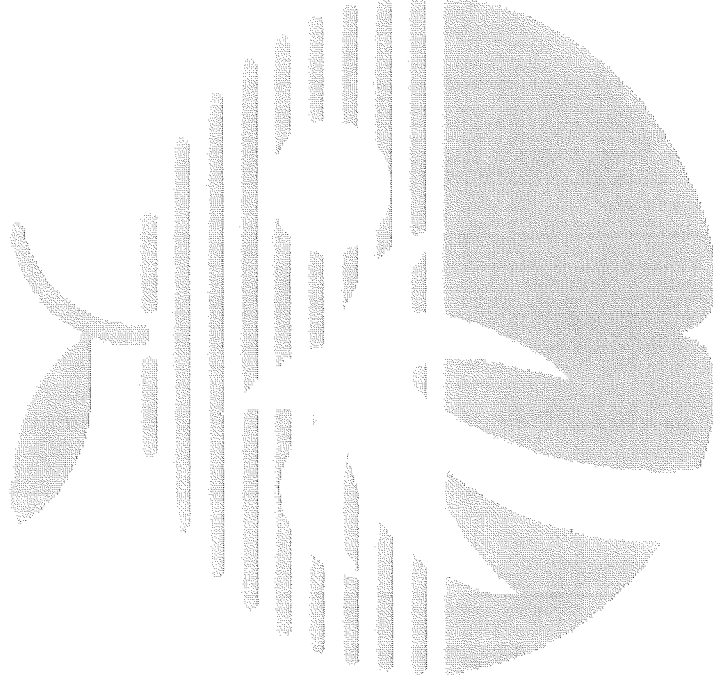
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-496-2008

**County Number: 116-MP-05 Municipality Number: P9-1-05/05-594
SADDLE BRIDGE**

May 7, 2013 2:34:19



Growth Management
Portfolio Management and Services Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date:	May 7, 2013 2:34:19	Single-Family:		Elementary:
Name:	SADDLE BRIDGE	Townhouse:		4
SBBC Project Number:	SBBC-496-2008	Garden Apartments:		Middle:
County Project Number:	116-MP-05	Mid-Rise:		2
Municipality Project Number:	P9-1-05/05-594	High-Rise:		High:
Owner/Developer:	Saddle Bridge Office LLC	Mobile Home:		2
Jurisdiction:	Davie	Total:		28
				8

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	20th Day Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Silver Ridge	1,056	1,056	925	-131	-7	87.6%	40
Driftwood	1,729	1,729	1,615	-114	-5	93.4%	61
Hollywood Hills	2,216	2,216	1,928	-288	-11	87.0%	78

Currently Assigned Schools	Adjusted 20th Day Enrollment	Over/Under 20th Day Enrollment	Over/Under LOS-Adj. 20th Day Enrollment	% Gross Cap. Adj. 20th Day	Projected Enrollment				
					13/14	14/15	15/16	16/17	17/18
Silver Ridge	965	-91	-91	91.4%	914	901	929	928	929
Driftwood	1,676	-53	-53	96.9%	1,618	1,586	1,590	1,626	1,640
Hollywood Hills	2,006	-210	-210	90.5%	1,944	1,990	2,029	2,062	2,167

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual twentieth day of school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2012-13 Contract Permanent Capacity	2012-13 20th Day Enrollment	Over/(Under)	Projected Enrollment		
				13/14	14/15	15/16
Florida Intercultural Academy	692	581	-111	581	581	581
International School Of Broward (6-12)	675	253	-422	253	253	253
Somerset Academy Davie K_5	800	146	-654	146	146	146

PLANNED AND FUNDED IMPROVEMENTS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Silver Ridge	None
Driftwood	None
Hollywood Hills	None

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual twentieth day of school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to District staff's records, there are 78 (26 two-bedroom) townhouse units built onsite, which are vested for public school concurrency and which generate 18 (9 elementary, 4 middle and 5 high school) students. It should be noted that the units were associated with a previous review, which utilized reserve units to enable residential development and which required mitigation to pay for its impact to then overcrowded schools. However, the required mitigation was paid; the project was built, and the recorded Educational Mitigation Agreement was consequently released. The application proposes to amend the existing plat to enable a total of 106 (26 two-bedroom and 80 three or more bedroom) townhouse units, which generate 26 (12 elementary, 6 middle, and 8 high school) students. Since the 78 (26 two bedroom and 52 three or more bedroom) townhouse units are already built on the site and are not scheduled for demolition, then the students from those units may already be factored into the student enrollment projections in the area. Therefore, staff removed these units from the analysis and reviewed the plat for 28 (three or more bedroom) townhouse units, which is determined to generate 8 (4 elementary, 2 middle and 2 high school) students. Therefore, the students anticipated from the unbuilt units in this project is an additional 8 students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2012/13 school year include Silver Ridge Elementary, Driftwood Middle and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are operating below the adopted Level Of Service standard (LOS) of 100% gross capacity. Also, incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2012/13 - 2014/15), these schools are expected to maintain their current status through the 2014/15 school year. Additionally, the school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Information regarding charter schools located within a two-mile radius of the site in the 2012/13 school year is depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2012/13 to 2016/17 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2012/13 school year or 180 days, whichever is greater, for a maximum of 106 (26 two-bedroom and 80 three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on November 2, 2013. This determination shall be deemed to be void unless prior to the referenced expiration of the preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

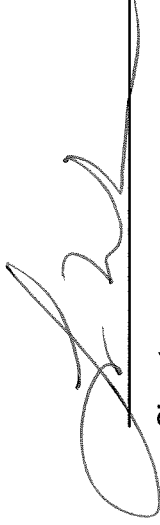
SBBC-496-2008 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

5/7/2013

Date



Signature

Lisa Wight

Name

Planner

Title

**- Exhibit I -
Parks & Open Space List**

Table 1: Parks, Recreation and Open Space Sites

Park/Recreation Site	Acreage	Ownership	Type	Service Level	BCLUP acreage**
Bergeron Park	4.79	Davie	Activity	Neighborhood	4.79
Bergeron Rodeo Arena & Grounds	18.61	Davie	Activity	Community	18.61
Berman Park	2.88	Davie	Activity	Neighborhood	2.88
Betty Booth Roberts Park	4.97	Davie	Activity	Neighborhood	4.97
Liberty Park	2.41	Davie	Activity	Neighborhood	2.41
Davie Pine Island Park	108.76	Davie	Activity	Community	108.76
Davie Town Hall	2.95	Davie	Activity	Community	2.95
Driftwood Estate Park	5.00	Davie	Activity	Neighborhood	5.00
Joy Yoder Equestrian Center	4.44	Davie	Activity	Community	4.44
Lange Park	3.17	Davie	Resource	Neighborhood	3.17
Oakhill Equestrian Park	9.63	Davie	Activity	Community	9.63
Old Davie School & Addition	6.45	Davie	Activity	Community	6.45
Palomino Park	2.46	Davie	Activity	Neighborhood	2.46
Orange Park	0.42	Davie	Activity	Neighborhood	0.42
Potter Park and P.A.L.	4.19	Davie	Activity	Neighborhood	4.19
Reflections Park	4.26	Davie	Activity	Neighborhood	4.26
Shenandoah Park	15.00	Davie	Activity	Neighborhood	15.00
Wes Griffin Park	3.88	Davie	Activity	Neighborhood	3.88
SW 36th Court Park	0.13	Davie	Activity	Neighborhood	0.13
East Davie Nature Park	2.78	Davie	Activity	Neighborhood	2.78
Veterans Park	1.83	Davie	Resource	Community	1.83
Waterford Park	5.03	Davie	Activity	Neighborhood	5.03
The Park at Waverly	10.10	Davie	Activity	Neighborhood	10.10
Governor Leroy Collins Park & Addition	85.71	Davie	Resource	Community	85.71
Berman Preserve	36.10	Davie	Resource	Community	36.10
Falcon's Lea Park	3.80	Davie	Resource	Community	3.80
Faulk	4.95	Davie	Resource	Community	4.95
Ivanhoe FPL Easement	30.96	Davie	Resource	Community	30.96
Math Igler	1.55	Davie	Resource	Community	1.55
Robbins Lodge/Park	157.62	Davie	Resource	Community	157.62
S.W. 7 th Place Open Space	.41	Davie	Resource	Neighborhood	.41
Sunny Lakes Bird Sanctuary & Expansion	19.03	Davie	Resource	Neighborhood	19.03
Davie Wetland Preserve	115.00	Davie	Resource	Community	115.00
Westridge	39.89	Davie	Resource	Community	39.89
Wolf Lake	48.45	Davie	Resource	Community	48.45
Silver Oaks	7.0	Davie	Activity	Community	7.0
Batten's Farm	10.0	Davie	Resource	Community	10.0
Devine Property	8.06	Davie	Resource	Community	8.06
Owl Lookout Park	4.12	Davie	Resource	Community	4.12
Flamingo Road Open Space - SW 14 St.	3.62	Davie	Resource	Community	3.62
Flamingo Elementary Ballfields	4.50	Davie Lease	Activity	Community	4.50
Silver Lakes Rotary Nature Park	39.49	Davie Lease	Resource	Community	39.49
Tree Tops Park	243.31	Florida/BCC/SFWMD*	Resource	Regional	10.00
Linear Park	36.00	Florida/BCC/SFWMD*	Resource	Community	36.00
Long Key Natural Area	153.61	Florida/BCC/SFWMD*	Resource	Regional	10.00
Vista View Park & Addition	269.27	Florida/BCC/SFWMD*	Resource	Regional	10.00
Pine Island Ridge	131.58	Florida/BCC/SFWMD*	Resource	Regional	10.00
Pond Apple Slough	130.26	Florida/BCC/SFWMD*	Resource	Regional	10.00
TOTAL ACREAGE	1,808.43				930.4

- Florida means, the State of Florida; BCC means the Broward County Commission; SFWMD means the South Florida Water Management District.
-

** Note 1. Based on the Comprehensive Plan's population estimate for 2010 of 96,305, the County requires 288.9 acres of parks and open space to meet its LOS standard. As noted above, total park acreage consistent with the BCLUP is 932.4 acres. As a result of the Sunforest Apts, LA 9-1-09, (3.91 acres) and RAC density, LA(TXT)10-1-08, (25.13 acres) land use plan amendments approved in 2010, an additional 29 acres of parks and open space was generated. As noted above, sufficient park acreage exists to accommodate the additional dwelling units permitted by these amendments.

Note 2. Based on the Comprehensive Plan's population estimate for 2012 of 98,720, the County requires 296.2 acres of parks and open space to meet its LOS standard. As a result of the Palm Ranch Apts, LA 11-156, approval, an additional 1.0 acres of parks was generated. Sufficient park acreage exists to accommodate the additional DU permitted by this amendment.

Note 3. Shalimar amendment (BC 13-11) increases the number of dwelling units by 190 new units for 502 additional residents (1.5 acres).

Note 4. Lakeview amendment (BC 13-6) increases the number of dwelling units by 240 new units for 634 additional residents (1.9 acres).

Note 5. Fire Station 86 (LA 12-250) decreases the size of Shenandoah Park from 17 to 15 acres.

Level of Service Standard

The parks and recreation level of service (LOS) standard established in the Broward County Comprehensive Plan is 3 acres per 1,000 population. Based on the 2040 population estimates of 106,712, Town would need to provide 320.136 acres of parks to meet its LOS standard. As the Town already contains **1,808.43** acres of parks, the LOS standard has been met and exceeded.

Analysis of Future Needs

The Town will continue to meet and exceed its LOS standard of 3 acres per 1,000 population throughout the planning period (2017), even without any additional parks and open space.

Future Park Planning/Capital Improvements

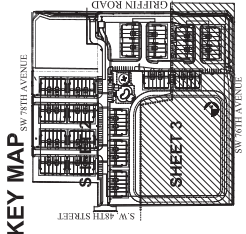
Given the current adopted LOS for parks and open space, the current park acreage is adequate through the planning period of 2018.

**- Exhibit J -
Conceptual Site Plan**

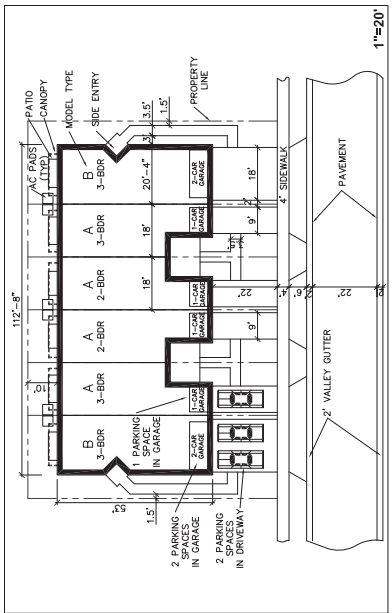
STANDARD PACIFIC HOMES, INC.

TOWN OF DAVIE, FLORIDA

JBA Julian Bryan & Associates

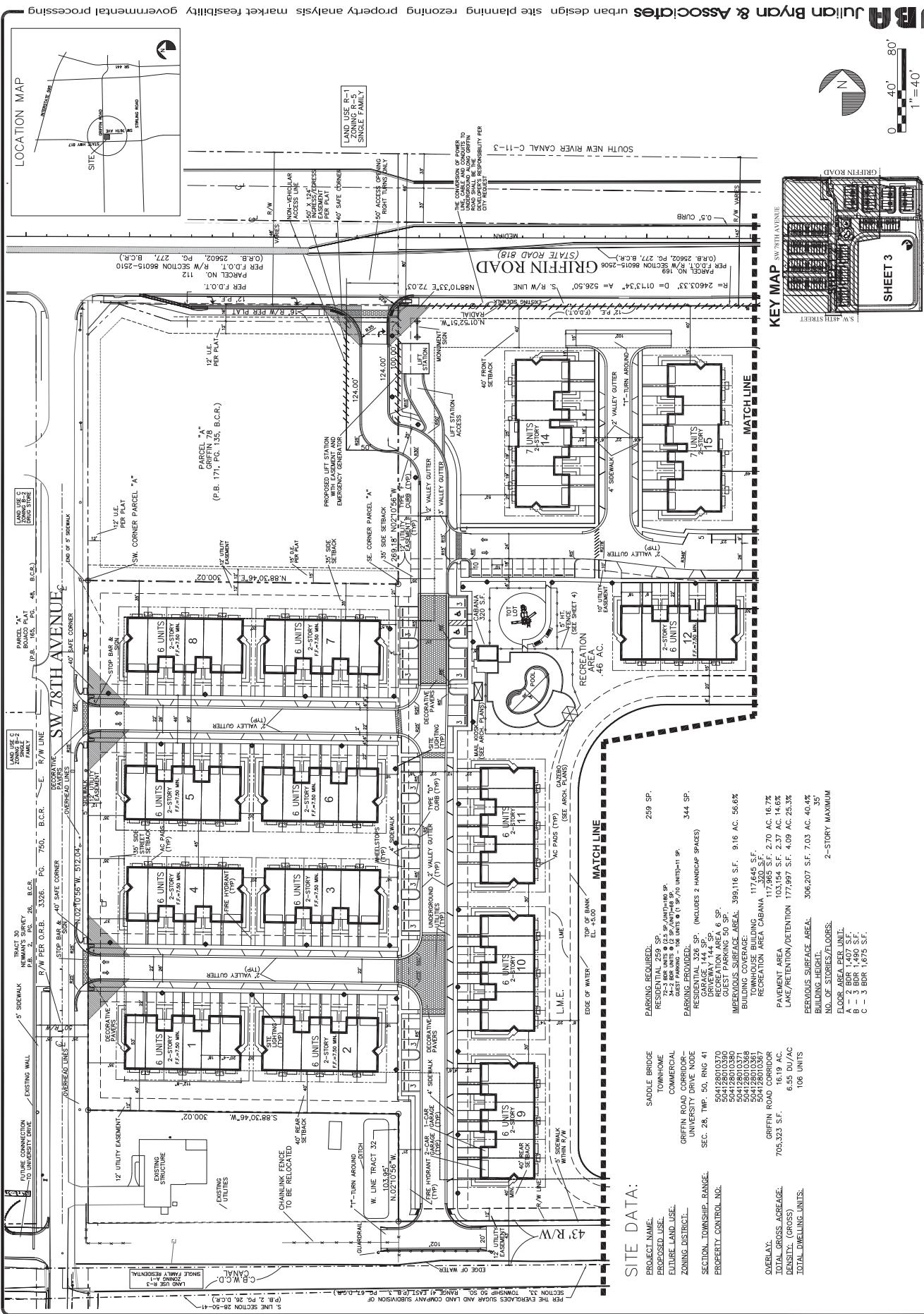


KEY MAP



RESIDENTIAL BUILDING DETAIL

RESIDENTIAL BUILDING DETAIL



**- Exhibit K -
Traffic Circulation Correspondence**

F. TRAFFIC CIRCULATION ANALYSIS

1) Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service, and current level of service for each roadway.

The roadway network that will be most impacted by the proposed amendment include one (1) east-west facility and one (1) north-south roadway. These two roadways include Griffin Road and University Drive.

The number of lanes, current traffic volumes, adopted level of services, and current operating conditions (LOS) of the roadways located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadways for daily conditions while Table 1b presents the current conditions during the critical PM peak hour. As shown in these two tables, all study roadways are currently operating at acceptable level of service.

2) Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long term (2030) planning horizons. Please utilize average daily traffic volumes and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Tables 2a and 2b document the projected level of service for the roadways located near the proposed amendment. The short term horizon year was assumed to be the year 2020 while the long term planning horizon was assumed to be the year 2035. The 2020 and 2035 projected traffic volumes (AADT) and PM peak hour volumes were based on information contained in Broward County's Roadway Level of Service Analysis for 2011 and 2035.

3) Planning council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network and identify the resulting level of service change for the short (5 year) and long range planning horizons.

A trip generation comparison analysis was undertaken between the approved land use and intensity under the existing land use category and the proposed land use and intensity. The trip generation comparison analysis was based on the following assumptions:

APPROVED LAND USE AND INTENSITY – Existing Land Use

- o 40,000 square feet of commercial use*

TABLE 1a Saddlebridge Existing Traffic Conditions (Daily Volumes)						
Roadway	From	To	Number of Lanes	Year 2011 Current AADT	Level of Service	
					Adopted	Current
Griffin Road	Pine Island Rd	Univeristy Dr	6	39,500	D	D
	University Dr	Davie Road	6	23,934	D	C
University Drive	Stirling Road	Griffin Road	6	47,500	D	C
	Griffin Road	SW 39th Street	6	49,000	D	D

Source: Broward County Metropolitan Planning Organization

TABLE 1b Saddlebridge Existing Traffic Conditions (PM Peak Hour Volumes)						
Roadway	From	To	Number of Lanes	Year 2011 Current AADT	Level of Service	
					Adopted	Current
Griffin Road	Pine Island Rd	Univeristy Dr	6	3,753	D	C
	University Dr	Davie Road	6	2,274	D	C
University Drive	Stirling Road	Griffin Road	6	4,513	D	C
	Griffin Road	SW 39th Street	6	4,655	D	D

Source: Broward County Metropolitan Planning Organization

TABLE 2a Saddlebridge Future Traffic Conditions (Daily Volumes)							
Roadway	From	To	# of Lanes 2020/2035	Short Term (2020)		Long Term (2035)	
				AADT	LOS	AADT	LOS
Griffin Road	Pine Island Rd	Univeristy Dr	6/6	39,985	D	41,923	D
	University Dr	Davie Road	6/6	25,436	C	31,445	C
University Drive	Stirling Road	Griffin Road	6/6	49,335	C	56,676	F
	Griffin Road	SW 39th Street	6/6	50,545	D	56,727	F

Source: Broward County Metropolitan Planning Organization

↑ Year 2020/Year 2035

TABLE 2b Saddlebridge Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2020/2035	Short Term (2020)		Long Term (2035)	
				AADT	LOS	AADT	LOS
Griffin Road	Pine Island Rd	Univeristy Dr	6/6	3,799	D	3,983	D
	University Dr	Davie Road	6/6	2,417	C	2,987	C
University Drive	Stirling Road	Griffin Road	6/6	4,687	C	5,384	F
	Griffin Road	SW 39th Street	6/6	4,802	D	5,389	F

Source: Broward County Metropolitan Planning Organization

↑ Year 2020/Year 2035

PROPOSED USE AND INTENSITY

- 28 townhome residential units

Table 3 below presents the results of the trip generation comparison analysis.

TABLE 3				
Trip Generation Comparison Analysis				
Approved Use versus Proposed Use				
Land Use	Size	Number of Trips		
		Daily	AM Peak	PM Peak
APPROVED LAND USE				
Commercial	40,000 sq.ft.	3,744	89	324
Pass-by Trips ¹	-	-936	-22	-81
Total Trips	-	2,808	67	243
PROPOSED LAND USE				
Townhomes	28 units	118	10	11
Difference	-	-2,690	-57	-232

Source: ITE Trip Generation Manual (9th Edition)

The results of the trip generation comparison analysis indicate that on a daily basis, AM peak hour and during the critical PM peak hour, the proposed use is projected to generate approximately 2,690 less daily trips, approximately 57 less AM peak hour trips and approximately 232 less new external (taking into account passer-by traffic) PM peak hour trips generated by the approved commercial use. Since the proposed change in use results in a net decrease in daily, AM peak hour and PM peak hour trips, the proposed use is projected to have a positive effect to traffic conditions at and near the amendment area.

4) Provide any transportation studies relating to this amendment, as desired.

A transportation analysis is presented herein (refer to Tables 1a, 1b, 2a, 2b and 3).

¹ Based on FDOT's Site Impact Handbook, passer-by trips were assumed to be 25% of the gross trips.

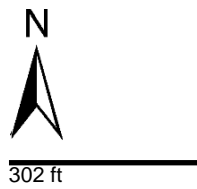
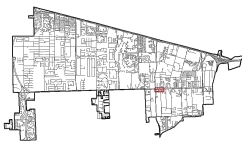
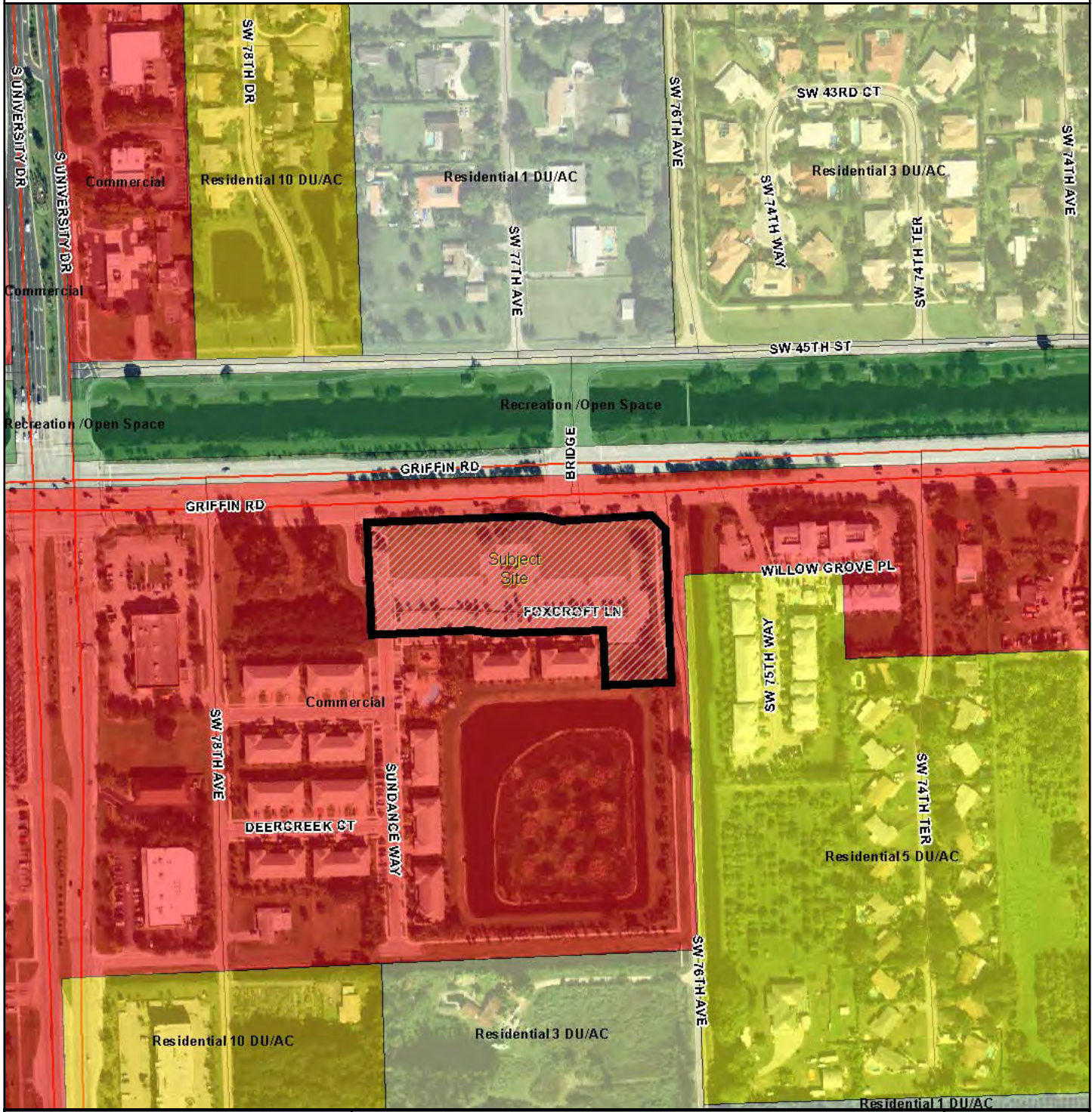
PROPERTY TAX COMPARISON ¹			
Application Number: LA 14-009 Saddle Bridge			
Property Tax			
	Size/Square Foot		
Land (Folio: 50-41-28-36-0011)	160,683		\$1,906,360
Total Taxable Value			\$1,906,360
Current Town Property Taxes ²			\$9,690
Land Use Designation: Commercial			
	Size/Square Foot	Use/\$ Per Square Foot	
Land	160,683	\$15	\$2,410,245
Building	40,000	\$90	\$3,600,000
Total Taxable Value			\$6,010,245
Potential Town Property Taxes ³			\$30,549
Land Use Designation: Residential 10 DU/Acre			
	Size/Square Foot	Use/\$ Per Square Foot	
Land	160,683	\$20	\$3,213,660
Building	42,672	\$76	\$3,243,072
Total Taxable Value			\$6,456,732
Proposed Town Property Taxes ³			\$32,819

¹ Based on best available data. Comparison does not include Town impact fees.

² Assumes no exemptions.

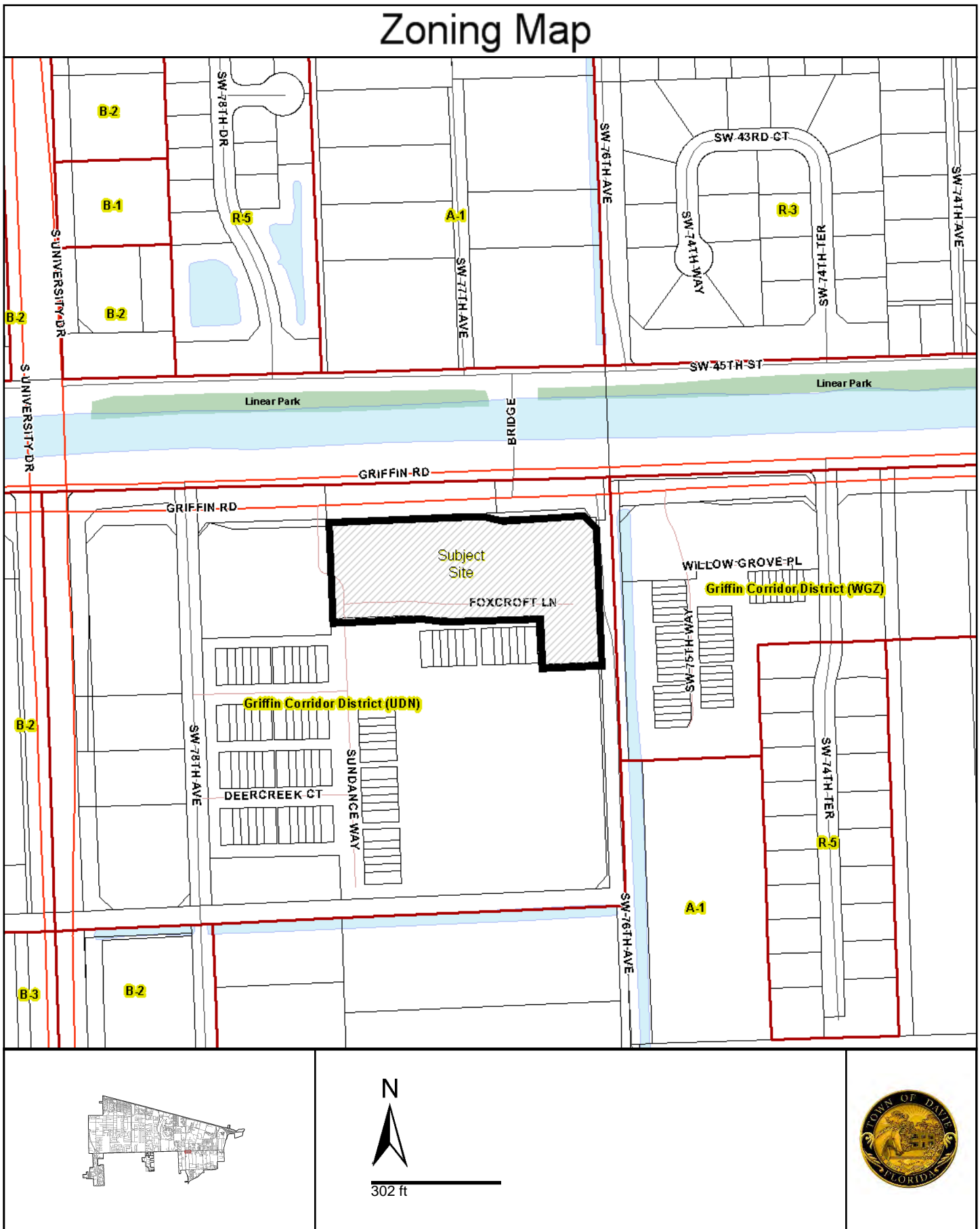
³ A taxable value multiplied by millage rate of 5.0829 (operating only).

Land Use Map



GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.



GIS MAP DISCLAIMER

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Julian Bryan & Associates

David M. Abramson
Deputy Manager
Planning & Zoning Division
Town of Davie
6591 Orange Drive
Davie, Fla. 33314

RE: SADDLE BRIDGE LUPA, Citizen Participation Plan

Dear Mr. Abramson,

As required by Davie Ord. #2004-31, enclosed are copies of proposed citizen participation documents that will be provided to required community members. The following outlines our plan for arranging and conducting those two required meetings

1. A list of all parties within the required notification area with name and address. This will also include a location map further identifying surrounding properties contacted, as well as a letter from Standard Pacific Homes inviting attendance at the meetings.
2. The applicant proposes to notify each owner on the list by United States Postal Service first class mail.
3. A final draft that briefly describes the proposed development is attached for staff review.
4. The public participation meetings are scheduled for March 13 and 20, 2014. The results of each meeting, along with a copy of the sign up list will be provided to staff several days after each meeting
5. The applicant will keep Davie staff informed of the results of these meetings via telephone or email.

The above information, when implemented, will satisfy the requirements of the Davie public participation and application review process.

Sincerely,

Julian Bryan



STANDARD PACIFIC HOMES

South Florida Division

RE: SADDLE BRIDGE, CITIZEN PARTICIPATION MEETING

Dear Neighbor,

We would like to invite you to attend a citizen participation meeting to review our proposed amendment to the residential community known as Saddle Bridge. It is located at the southwest corner of Griffin Road and S.W. 76th Avenue.

Our request is to amend the Future Land Use designation from Town of Davie Commercial to Residential. For those of you familiar with this community and for those who are not, Saddle Bridge was originally approved for 78 townhomes and 40,000 square feet of commercial/office uses. The site, except for the commercial/office, was developed with the 78 townhomes which were sold and occupied. This amendment seeks to eliminate the commercial use and replace it with 28 for sale townhomes. All impacts, such as utilities, drainage and traffic will be reduced.

We have included a location map of the property for your reference. In order to introduce you to the proposed community and answer any questions or concerns you may have, we have scheduled the following opportunities to meet.

FIRST CITIZEN PARTICIPATION MEETING

March 13, 2014 from 6:00 to 8:00 pm
Davie Old School Museum
6650 Griffin Road
Davie, Florida 33328
954-797-1044

SECOND CITIZEN PARTICIPATION MEETING

March 20, 2014 from 6:00 to 8:00 pm
Davie Old School Museum
6650 Griffin Road
Davie, Florida 33328
954-797-1044

Should you care to submit written comments, please send to this address, attention: Michael Debock

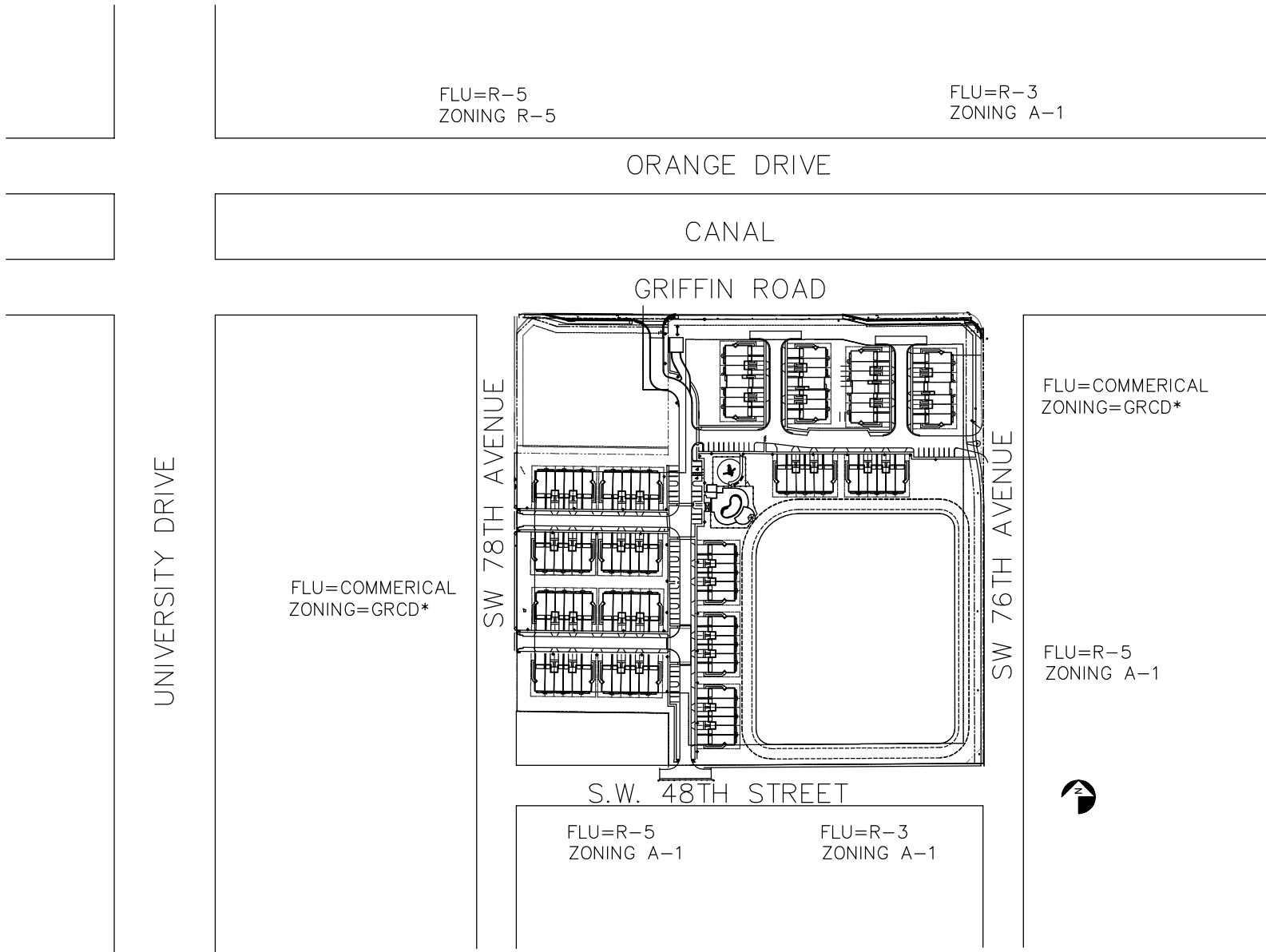
Sincerely,

Michael Metzkes
Vice President of Finance
Standard Pacific Homes

MEMBERS OF TOWN COUNCIL MAY BE PRESENT

SADDLE BRIDGE

LOCATION ZONING & LAND USE MAP



*GRIFFIN ROAD CORRIDOR DISTRICT
(UNIVERSITY DRIVE NODE)

PUBLIC PARTICIPATION MEETING

Sign in sheet.....

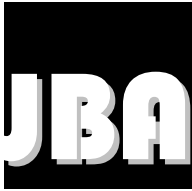
John P. PESCE 2790 Paddock PL. (SADDLEBRIDGE) JPD1202@YAHOO.COM

Michael Goldberg 4732 Sundance Way Saddle Bridge .Mgoldbergusa@gmail.com

Toniann S. Jacoby 4780 Sundance Way, Saddlebridge - Toniann33301@yahoo.com

Toni Polifrone-Lou Burckart 954-252-0181

Joseph CASNER 4437 S.W. 77TH AVE 954 475-1567



Julian Bryan & Associates

SADDLE BRIDGE

MARCH 13, 2014 PUBLIC PARTICIPATION MEETING

Discussion of LUPA & proposed Revised Site Plan

Meeting was scheduled for 6:00 pm at Old Davie School. The meeting was convened at 6:05 pm. Six people attended, of which five were residents of Saddle Bridge. The sign in sheets are attached.

FOLLOW UP TO RESIDENTS CONCERNS/COMMENTS.

Resident comments and concerns:

What will be the sales price of the townhomes?

The homes will be market price. Prices will be set when homes are designed & approved by Davie staff.

Will the units be the same as the existing units as to colors and exterior design?

Yes, the units will use the same design and colors but will be a bit larger in square footage. An additional 2 car garage unit has also been added.

Will any changes occur to the homeowners recreation area?

At the request of residents the pool deck & seating area will be increased in size. That is reflected on the proposed revised site plan.

Will the secondary access onto 76th Avenue remain?

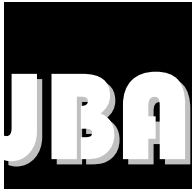
It will remain with improved traffic flow. The LUPA will create a huge decrease in traffic & will reduce trips on this street.

Will the landscape buffer along Griffin Road be improved?

Yes, additional trees and hedge material will be added.

Will any additional guest parking spaces be added?

Additional guest parking spaces are shown on the proposed revised site plan. The new added unit will also contain a two car garage.



Julian Bryan & Associates

Why don't the developers build the retail/office buildings originally approved? The Griffin Road overlay involved much public input.

The developers aggressively market the two proposed retail/office buildings for over five years and received no interest. Similar existing and proposed buildings along the corridor experienced the same lack of interest.

What is time frame? When could construction begin?

Discussed at length and estimated that earliest site development would be late 2014 to early 2015.

Will the homeowners association add the 28 units to the current 78 units?

Yes, the new units will join the current HOA with the consent of the present board. The documents allow for this to occur.

At approximately 6:45 pm people began to leave and discussion continued until a few minutes past 7pm.

JTB

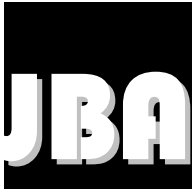
3-25-14

PUBLIC PARTICIPATION MEETING

start 6:05
finish 6:50

NAME	ADDRESS	CONTACT (phone or email)
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MICHAEL HELLER 7791 Deercreek Ct 954-444-6259
Jean Kileen 4700 Sundance Way 954-680-3990
JOHN P. PESCE 7790 Paddock Place (954) 234-0063



Julian Bryan & Associates

SADDLE BRIDGE

MARCH 20, 2014 PUBLIC PARTICIPATION MEETING

Discussion of LUPA & proposed Revised Site Plan

Meeting was scheduled for 6:00 pm at Old Davie School. The meeting was convened at 6:15 pm. Five people attended, of which four were residents of Saddle Bridge. Two of those attended the first meeting as well. The sign in sheets are attached.

FOLLOW UP TO RESIDENTS CONCERNS/COMMENTS.

Resident comments and concerns:

What will be the sales price of the townhomes?

The homes will be market price. Prices will be set when homes are designed & approved by Davie staff.

Will the units be similar to the existing units as to colors and exterior design?

Yes, the units will use the same design and colors but will be a bit larger in square footage. An additional 2 car garage unit has also been added.

What will happen to the secondary access onto 76th Avenue remain?

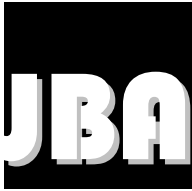
It will remain with improved traffic flow. The LUPA will create a huge decrease in traffic & will reduce trips on this street.

What will happen with the landscape buffer along Griffin Road ?

It will be improved with additional trees and hedge material.

Will any additional guest parking spaces be added?

Additional guest parking spaces are shown on the proposed revised site plan. The new added unit will also contain a two car garage.



Julian Bryan & Associates

What is time frame? When could construction begin?

Discussed at length and estimated that earliest site development would be late 2014 to early 2015.

Will the homeowners association add the 28 units to the current 78 units?

Yes, the new units will join the current HOA with the consent of the present board. The documents allow for this to occur.

Will the new units pay to join the current HOA?

Yes, an initial lump sum will be paid, after which a monthly maintenance fee will be paid.

At approximately 6:55 pm people began to leave and discussion continued until a few minutes past 7pm with a board member discussing budget items.

JTB

3-25-14



The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

SUTTON,ELLIOTT & SUTTON,IRVING	% CVS #3291-01/OCC EXP DEPT	1 CVS DR	WOONSOCKET	RI02895
HOLT,JOHN &	WIXSOM,BARRY D	100 GOODWIN CIR	HARTFORD	CT06105
VIERA,RAUL G	DAY,DEBORAH O	1016 RIDGE POINT COVE	LONGWOOD	FL32750
DIXON,JAMES A &	PINTO,ADRIANA	10462 SW 56 ST	COOPER CITY	FL33328
GARY L KAUFMAN REV LIV TR	BARBARA FREUNDLICH REV LIV TR	10707 SW 51 ST	DAVIE	FL33328
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 326	FORT LAUDERDALE	FL33301
KNIES,TODD J & ADRIANA		11500 NW 8 ST	PLANTATION	FL33325
WALDFOGEL,SIDNEY		12738 EQUESTRIAN TRL	DAVIE	FL33330
PATEL,HARESH		12845 MURPHY RD	STAFFORD	TX77477
LBS2013 FAMILY HOMES INC		1322 MADISON ST	HOLLYWOOD	FL33019
HAGHIGHI,SIMA	NOWAKHTAR,SHAHRI	1324 BERKELEY ST #1	SANTA MONICA	CA90404
FEEHELY,CHARLES M JR &	DEBLASIO,KRISTIE L	138 BANDON LN	JUPITER	FL33458
TAFUR,JAVIER M	ACOSTA,ANGELA M	14826 SW 39 ST	DAVIE	FL33331
4900 S UNV LLC		1500 N FEDERAL HWY #200	FORT LAUDERDALE	FL33304
NAPOLITANO,ANGELO TR		1521 NW 165 ST	MIAMI	FL33169
NAPOLITANO,ANGELO TR		1521 NW 165 ST	MIAMI	FL33169
NAPOLITANO,ANGELO TR		1521 NW 165 ST	MIAMI	FL33169
PRISA II DAVIE SC LLC	% SOUTHEAST CENTERS LLC	1541 SUNSET DR #300	CORAL GABLES	FL33143
DAVIE 210 OUTLOT LLC		1541 SUNSET DR #300	CORAL GABLES	FL33143
PRISA II DAVIE SC LLC	% SOUTHEAST CENTERS LLC	1541 SUNSET DR #300	CORAL GABLES	FL33143
PRISA II DAVIE SC LLC	% SOUTHEAST CENTERS LLC	1541 SUNSET DR #300	CORAL GABLES	FL33143
EDWARDS,PAULINE L EST		162 VERDE WAY	DEBARY	FL32713
SUNSHINE GASOLINE DISTR INC		1650 NW 87 AVE	MIAMI	FL33172
SUNSHINE GASOLINE DISTR INC		1650 NW 87 AVE	MIAMI	FL33172
TORRES,CARLOS M &	TORRES,FLORA	1700 SW 98 AVE	MIAMI	FL33165
MCCARTHY,TIM		1717 WHITEHALL DRIVE # 104	DAVIE	FL33324
RONALD A LAING REV LIV TR	CAROLYN LAING REV LIV TR ETAL	17210 SW 58 ST	SOUTHWEST RANCHES	FL33314
SCHMIDT CARLOS G &	SCHMIDT,FRIDA	19347 S WHITEWATER AVE	WESTON	FL33332
ANTIEAU,KATHY J &	ANTIEAU,JOHN M	19450 NW 8 ST	PEMBROKE PINES	FL33029
MCHUGH,JOSEPH M		1985 NW 79TH TER	HOLLYWOOD	FL33024
ZABA ROOTS LLC		19950 W COUNTRY CLUB DR #903	AVENTURA	FL33180
MACDONALD,ANDREA	MACDONALD,SETH	200 BAYBERRY DR	PLANTATION	FL33317
SADDLE BRIDGE HOMEOWNERS ASSN	% PILLAR MANAGEMENT INC	201 SE 19 ST	FORT LAUDERDALE	FL33316
WILLIAM B WARREN LIV TR	WARREN,WILLIAM & JENNIFER TRSTES	2114 CLUB VISTA PLACE	LOUISVILLE	KY40245
THEODOSIOU,SUSAN		2358 JAY ST	NEW ORLEANS	LA70122
ORDONEZ,GALO & JENNIFER		2979 SW 144 TER	DAVIE	FL33330
DANIELS,TRAVIS		3185 WILSON ST	HOLLYWOOD	FL33021
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL33309
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL33309
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL33309
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL33309
FAVEROLA,GABRIELA G &	CUBEDDU,LUIGI	3468 BRADENHAM LANE	DAVIE	FL33328
FIFTH THIRD BANK	%MD 10ATA1 CORP FAC	38 FOUNTAIN SQUARE PLAZA	CINCINNATI	OH45263
STANDARD PACIFIC OF FLORIDA		405 N REO ST	TAMPA	FL33609
WOLFSON,ELLEN	ELLEN WOLFSON REV LIV TR	4301 SW 74 WAY	DAVIE	FL33314

ILLES,MICHAEL	4301 SW 78TH DR	DAVIE	FL33328
MURRAY,JAMES A	4311 SW 78 DR	DAVIE	FL33328
DANIELSON,LEE K	4312 SW 78 DR	DAVIE	FL33328
METAYER,JULIENNE & VAZQUEZ	4320 SW 74 TER	DAVIE	FL33314
SANCHEZ,AIDA I	4321 SW 78 DR	DAVIE	FL33328
ECCLES,FIDHA	4325 SW 74 TER	DAVIE	FL33314
HISLER,SAMANTHA	4325 SW 74 WAY	DAVIE	FL33314
RAMIREZ,NANCY STELLA	4331 SW 78 DR	DAVIE	FL33328
MORALES,CARLOS & MIRNA	4332 SW 78 DR	DAVIE	FL33328
VILARINO,NILDA	4340 SW 74 TER	DAVIE	FL33314
LUCCI,ANTHONY M & VICKY	4340 SW 74 WAY	DAVIE	FL33314
MIZE,ROBIN	4341 SW 74 AVE	DAVIE	FL33314
BATEMAN,GORDON K & BARBARA A	4341 SW 78 DR	DAVIE	FL33328
KIBLER,MELINDA C & PATRICK S	4345 SW 74 TER	DAVIE	FL33314
AIKEN,LYNDEN ANSEL	4345 SW 74 WAY	DAVIE	FL33314
MORANO,ELAINE &	4351 SW 77 AVE	DAVIE	FL33328
RAYMOND,MARK E & JENINE E	4360 NORTHLAKE BLVD #204	PALM BEACH GARDENS	FL33410
LONG,KATHY L	4391 SW 77TH AVE	DAVIE	FL33328
4400 SOUTH INC	4400 S UNIVERSITY DR	DAVIE	FL33328
4400 SOUTH INC	4400 S UNIVERSITY DR	DAVIE	FL33328
MOTEDAEINY,AFROUZ	4400 SW 74 TER	DAVIE	FL33314
D'ANDREA,CHARLES N JR	4400 SW 74 WAY	DAVIE	FL33314
JOHNSON,JULIAN R & DONNA	4400 SW 77TH AVE	DAVIE	FL33328
HOLLIS,JACK	4401 NW 74TH TERRACE	DAVIE	FL33314
VAVREK,MICHAEL J & REBECCA L	4401 SW 77 AVE	DAVIE	FL33328
DEMPSEY,SCOTT ANDREW	4420 SW 74 TER	DAVIE	FL33314
VASQUEZ,ANNE &	4420 SW 74 WAY	DAVIE	FL33314
ESCOBAR,NOEL E	4420 SW 77TH AVE	DAVIE	FL33328
HESSLER,BRET R & PATRICIA A	4425 SW 74 TER	DAVIE	FL33314
OSCEOLA,JOE DAN & VIRGINIA	4431 SW 77 AVE	DAVIE	FL33328
GOODE,ROBERT L & YVETTE	4450 SW 77TH AVE	DAVIE	FL33328
COSNER,J C & LINDA D	4451 SW 77TH AVE	DAVIE	FL33328
DANISI,ROSA MARIA	4490 SW 74 AVE	DAVIE	FL33314
RODERMICK,WILLIAM P & GLENDA L	4491 SW 74 AVE	DAVIE	FL33314
SPIECE,ROBERT R JR	4600 SW 74 TER	DAVIE	FL33314
CORADIN,JONATHAN	4601 SW 75 WAY	DAVIE	FL33314
CRESPO,JESUS & CRISTI	4620 SW 74 TER	DAVIE	FL33314
GLENN,RONALD E	4621 SW 74TH TER	DAVIE	FL33314
ALLBRIGHT,ANITA L	4625 SW 75 WAY	DAVIE	FL33314
NEIVA,LEILA	4629 SW 75 WAY	DAVIE	FL33314
KILMON,QUEST KYNUM	4630 SW 75 WAY	DAVIE	FL33314
ORTH,MONICA M	4633 SW 75 WAY	DAVIE	FL33314
ESTRADA,ROBERT M	4640 SW 74TH TER	DAVIE	FL33314
LYDEN,HELEN	4641 SW 74 TER	DAVIE	FL33314
SPIECE,ROBERT R JR	4641 SW 74 TER	DAVIE	FL33314
THOMPSON,SHAWN	4641 SW 75 WAY	DAVIE	FL33314

MCDAVITT,TIMOTHY H/E	MCDAVITT,THOMAS	4642 SW 75 WAY	DAVIE	FL33314
NAYA,MARC A		4645 SW 75 WAY	DAVIE	FL33314
ENG,JONATHAN M		4646 SW 75 WAY	DAVIE	FL33314
CHIANG,WINNIE KOK-WEAY &	CHIANG,JOHNNY	4649 SW 75 WAY	DAVIE	FL33314
OLEARY-SPITZER,MARY	SPITZER,ARTHUR C	4651 SW 74 TER	DAVIE	FL33314
ORDONEZ,GALO RICARDO	ORDONEZ,JENNIFER	4658 SW 75 WAY	DAVIE	FL33314
PARMA,GANGA & DEORANIE		4660 SW 74 TER	DAVIE	FL33314
MAIER,RICHARD D & VIRGINIA	MAIER,PAUL	4666 SW 75 WAY	DAVIE	FL33314
CIANELLI,MEGHAN		4669 SW 75 WAY #103	DAVIE	FL33314
CHAN,WEI MIN		4670 SW 75 WAY	DAVIE	FL33314
HEIDAMI,AMJAD MAHMOUD H/E	HEIDAMI,MAHMOUD D	4673 SW 75 WAY	DAVIE	FL33314
LEVY,STEPHANIE JOY		4677 SW 75 WAY	DAVIE	FL33314
TURSI,CHERYL A & MARK A		4680 SW 74 TER	DAVIE	FL33314
SHACK GROUP LLC		4690 S UNIVERSITY DR	DAVIE	FL33328
ROSS,RICHARD &	LINCOLN,JUDY & LINCOLN,DENNIS	4690 SW 78 AVE	DAVIE	FL33314
SMITH,PAUL & ZELMA LE	SMITH,P K & R G ET AL	4691 SW 74TH TER	DAVIE	FL33314
KILLEEN,JEAN M		4700 SUNDANCE WAY	DAVIE	FL33328
BEZNEL,CARLA H/E	QUEVEDO,HECTOR JR	4700 SW 74 TER	DAVIE	FL33314
MORALES,EDWIN & SHARON		4700 SW 78 AVE	DAVIE	FL33328
BAMFORD-HOECHERL,VALERIE R	BAMFORD-HOECHERL REV TR	4701 SW 74 TER	DAVIE	FL33314
OLIVER,MARLENE M		4704 SUNDANCE WAY	DAVIE	FL33328
AKHTARULLAH,SHAZIA	NIAZI,FARIHA M	4710 SUNDANCE WAY	DAVIE	FL33328
DARLEY,DAVID W JR		4716 SUNDANCE WAY	DAVIE	FL33328
WALKE,WILLIAM & JENNIFER		4720 SW 74 TER	DAVIE	FL33314
PALM,RONALD		4721 SW 74 TER	DAVIE	FL33314
SONNEBORN,BRAD		4722 SUNDANCE WAY	DAVIE	FL33328
SHEARIN,PHILLIP L H/E	SHEARIN,DOREEN M	4728 SUNDANCE WAY	DAVIE	FL33328
GOLDBERG,MICHAEL A		4732 SUNDANCE WAY	DAVIE	FL33328
WINKELJOHN,ASHLEY & JASON W		4738 SUNDANCE WAY	DAVIE	FL33328
KATZ,DANIEL &	KATZ,CAROL	4740 SW 74 TER	DAVIE	FL33314
KSENZAKOVIC,GREGORY		4741 SW 74 TER	DAVIE	FL33314
POSSENTI,LAUREN A		4750 SUNDANCE WAY	DAVIE	FL33328
CLAY,ARIS		4756 SUNDANCE WAY	DAVIE	FL33328
SPIEGEL,ADAM & LAUREN		4762 SUNDANCE WAY	DAVIE	FL33328
LEE,PEI-HAN		4768 SUNDANCE WAY	DAVIE	FL33328
RAITT,REBECCA T		4774 SUNDANCE WAY	DAVIE	FL33328
JACOBY,JONATHAN I & TONI ANN		4780 SUNDANCE WAY	DAVIE	FL33328
SORGE,JONATHAN I & SALVATRICE S		4780 SW 74 TER	DAVIE	FL33314
ROGERS,RALPH L & MICHELLE K		4781 SW 74 TER	DAVIE	FL33314
PACARIE,MARIA		4786 SUNDANCE WAY	DAVIE	FL33328
FLIPPIN,JAMES A	FLIPPIN,ANNE	4792 SUNDANCE WAY	DAVIE	FL33328
ORTOLAN,JUAN CARLOS	RIBEIRAO,LUCIANE	4798 SUNDANCE WAY	DAVIE	FL33328
SACCCULLO,JAMES		4800 SW 76 AVE	DAVIE	FL33328
VONGUNTEN,RICHARD		6101 SW 51ST CT	DAVIE	FL33314
REDDY,MARAT V	REDDY,SUMITHRA V	611 E MELISSA CIR	YARDELY	PA19067
TOWN OF DAVIE		6591 ORANGE DR	DAVIE	FL33314

PUBLIC LAND	% TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL33314
TOWN OF DAVIE		6591 ORANGE DR	DAVIE	FL33314
TOWN OF DAVIE		6591 ORANGE DR	DAVIE	FL33314
PUBLIC LAND	% TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL33314
TOWN OF DAVIE		6591 ORANGE DR	DAVIE	FL33314
PUBLIC LAND	% TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL33314
PUBLIC LAND	% TOWN OF DAVIE	6591 ORANGE DR	DAVIE	FL33314
HUYNH,SANDRINE		7085 NOVA DR #217	DAVIE	FL33317
US BANK NA TRSTEE		7255 BAYMEADOWS WAY	JACKSONVILLE	FL32256
PEARSON,DELORIS LEE	DELORIS LEE PEARSON TR	7410 GRIFFIN ROAD	DAVIE	FL33314
FRITZ,RODNEY L & ELISETE A		7420 WILLOW GROVE PL	DAVIE	FL33314
RODRIGUEZ,CRISTINA SANCHEZ		7424 WILLOW GROVE PL	DAVIE	FL33314
LADOW,BRAY		7428 WILLOW GROVE PL	DAVIE	FL33314
SOLANKI,DARSHAN H/E	SOLANKI LIV TR ETAL	7436 WILLOW GROVE PL	DAVIE	FL33314
DEBLASIO,LUCILLE M H/E	DEBLASIO,NICHOLAS	7440 SW 43 CT	DAVIE	FL33314
WELSCH,LINDA MARIE		7448 WILLOW GROVE PL	DAVIE	FL33314
FERRIGNO,RONALD		7450 SW 43 CT	DAVIE	FL33314
HASAN,RAMSEY & RHONDA MONTOYA		7455 SW 43 CT	DAVIE	FL33314
MASTRODICASA,ANNE R H/E	MASTRODICASA,BRUNO & DELIA	7460 SW 43 CT	DAVIE	FL33314
TROUPOS,PANAYOTIS D		7475 FLYING CLOUD DR APT 688	EDEN PRAIRIE	MN55344
GREEN,FREDDIE D		7604 FOXCROFT LN	DAVIE	FL33328
UZCATEGUI,JOHANNY C H/E	UZCATEGUI,YDELMA A GONZALEZ DE	7612 FOXCROFT LN	DAVIE	FL33328
ETEY,KOSI LE	NUNCIO GROUP LLC	7620 FOXCROFT LN	DAVIE	FL33328
TOLENTINO,NOEL O		7628 FOXCROFT LN	DAVIE	FL33328
DUQUE,LYN C		7636 FOXCROFT LN	DAVIE	FL33328
VALDES,MELINDA H/E	VALDES,GUSTAVO	7644 FOXCROFT LN	DAVIE	FL33328
BURCKART,LOUIS &	POLLIFRONE,TONI	7652 FOXCROFT LN	DAVIE	FL33328
KEPPEL,LANCE A	MUHAMMAD,ALICIA S	7660 FOXCROFT LN	DAVIE	FL33328
BOONE,SHAWNA A		7668 FOXCROFT LN	DAVIE	FL33328
STEPHENS,JOSEPH P		7676 FOXCROFT LN	DAVIE	FL33328
MIRANDA,SONIA P		7684 FOXCROFT LN	DAVIE	FL33328
ABRAHAMS,CHRISTOPHER G	ABRAHAMS,DAMARIS A	7692 FOXCROFT LN	DAVIE	FL33328
JELEVA,DESSISLAVA & MARIO		7701 PADDOCK PL	DAVIE	FL33328
BACEN,CAROLYN T	BACEN,STEPHEN F	7702 PADDOCK PL	DAVIE	FL33328
DORSEY,SANDRA M		7703 DEERCREEK CT	DAVIE	FL33328
NORMAN A ARKIN LIV TR	ARKIN,ROSALIE TRSTEE	7704 DEERCREEK CT	DAVIE	FL33328
MARINO JOSEPH H/E	MOMBREA,JACLYN	7709 PADDOCK PL	DAVIE	FL33328
KEYES,WILLIAM TODD H/E	KEYES,PETER WILLIAM	7710 PADDOCK PL	DAVIE	FL33328
FESTA,MICHAEL ANTHONY	FESTA,MAUREEN PATRICIA	7711 DEERCREEK CT	DAVIE	FL33328
GRABOIS,ERIC	GRABOIS,YOZANA	7712 DEERCREEK CT	DAVIE	FL33328
LANGE,CARLOS A & DIANA ASLAN		7717 PADDOCK PL	DAVIE	FL33328
VASILAROS,MARINA H/E	MAZAS,BILL W & VASILAROS,SOPHIA	7718 PADDOCK PL	DAVIE	FL33328
GARY,VALERIE Y		7719 DEERCREEK CT	DAVIE	FL33328
HOLLAND,COREY L		7720 DEERCREEK CT	DAVIE	FL33328
RUDICH,BRITTANY E		7725 PADDOCK PL	DAVIE	FL33328
COMARCHO,HANIF		7726 PADDOCK PL	DAVIE	FL33328

SOTO,AMANDA & JORDAN		7727 DEERCREEK CT	DAVIE	FL33328
METHVIN,JOHN E		7728 DEERCREEK CT	DAVIE	FL33328
RICHARDS,JANICE H/E	RICHARDS,JULIAN	7733 PADDOCK PL	DAVIE	FL33328
MASON,CLAIRE ELIZABETH		7735 DEERCREEK CT	DAVIE	FL33328
ROSARIO,JOSE		7736 DEERCREEK CT	DAVIE	FL33328
BARRY,ANDREW S		7741 PADDOCK PL	DAVIE	FL33328
DE GALINDO,CHERYL WARREN BODDEN		7742 PADDOCK PL	DAVIE	FL33328
MALEK,SHANE M		7743 DEERCREEK CT	DAVIE	FL33328
CAHEN,MARK R H/E	CAHEN,JESSICA P	7744 DEERCREEK CT	DAVIE	FL33328
CATTANEO,CORINNE L		7749 PADDOCK PL	DAVIE	FL33328
DWORK,DAVID	BAUMAN,JAIME	7750 PADDOCK PL	DAVIE	FL33328
DE LA CRUZ,BLANCA & RAUL		7752 DEERCREEK CT	DAVIE	FL33328
WILES,DEBORAH A		7757 PADDOCK PL	DAVIE	FL33328
MALICK,JENA L		7758 PADDOCK PL	DAVIE	FL33328
MULLINS,COREY H/E	COSTA,CRYSTAL	7759 DEERCREEK CT	DAVIE	FL33328
KAUFMAN,JOANNE		7760 DEERCREEK CT	DAVIE	FL33328
SAAVEDRA,NINOWTZKA		7765 PADDOCK PL	DAVIE	FL33328
RUWE,BRIAN P		7766 PADDOCK PL	DAVIE	FL33328
CARLYLE,REBECCA LAUREN		7767 DEERCREEK CT	DAVIE	FL33328
GEIGER,NADJA E		7768 DEERCREEK CT	DAVIE	FL33328
BALOGH FAMILY PARTNERSHIP LLC		777 ARTHUR GODFREY RD STE 400	MIAMI BEACH	FL33140
BALL,ROWAN L		7773 PADDOCK PL	DAVIE	FL33328
SMITH,TIFFANY		7774 PADDOCK PL	DAVIE	FL33328
LOSH,DANIEL H/E	LOSH,AMANDA	7775 DEERCREEK CT	DAVIE	FL33328
CAMPBELL,JAY R		7775 SW 43 CT	DAVIE	FL33328
MARTINEZ,DOLORES		7776 SW 43 CT	DAVIE	FL33328
GOLDMAN,LEA BLANCO & MICHAEL A		7782 PADDOCK PL	DAVIE	FL33328
BOWEN,GLENN A		7783 DEERCREEK CT	DAVIE	FL33328
CLAUSSEN,AMANDA A		7784 DEERCREEK CT	DAVIE	FL33328
OBENREDER,MATTHEW R		7789 PADDOCK PL	DAVIE	FL33328
PESCE,JOHN P & CLAIRE A		7790 PADDOCK PL	DAVIE	FL33328
HELLER,MICHAEL T & SARAH		7791 DEERCREEK CT	DAVIE	FL33328
ELLIOTT,DWIGHT		7792 DEERCREEK CT	DAVIE	FL33328
CENTRAL BROWARD WATER CONTROL	DISTRICT	8020 STIRLING ROAD	HOLLYWOOD	FL33024
CENTRAL BROWARD WATER CONTROL	DISTRICT	8020 STIRLING ROAD	HOLLYWOOD	FL33024
ENDEMANO,HUGO	MUELLER,YAN	8170 MADISON LAKES CIR N	DAVIE	FL33328
LOS PANAS LLC		8725 NW 18 TER SUITE 409	DORAL	FL33172
BROWN, TENA		894 ROBERTS WAY	LAWRENCEVILLE	GA30043
CELINA POY-WING REV TR	POY-WING,CELINA TRSTE	PO BOX 16838	FORT LAUDERDALE	FL33318
POY-WING,CELINA		PO BOX 16838	FORT LAUDERDALE	FL33318
PLYMOUTH PARK TAX SERV LLC		PO BOX 2288	MORRISTOWN	NJ07962
KALIDAS,ANITA		PO BOX 2390	WINDERMERE	FL34786
SOUTH FLORIDA WATER MANAGEMENT	DISTRICT	PO BOX 24680	WEST PALM BEACH	FL33416
WILLOW GROVE H O A	% M POSTMAN MGMT	PO BOX 291685	DAVIE	FL33329
DAVIE 4680 LLC	% MIDAS REALTY CORP %MARVIN POER	PO BOX 52427	ATLANTA	GA30355
WAL-MART STORES EAST LP		PO BOX 8050	BENTONVILLE	AR72712

MARIE PENELOPE SCHICK REV LIV TR		PO BOX 92253	CITY OF INDUSTRY	CA91715
FEIJO,MARIA DE LOURDES BARBOSA		RUEEDUARDO LAFFITTE 33-ABRANCHES	*CURITIBA-PR	BR82130

CURRENT OCCUPANT	7360 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7370 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7410 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7550 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7550 GRIFFIN RD	UNIT 1	DAVIE FL 33314
CURRENT OCCUPANT	7550 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7580 GRIFFIN RD		DAVIE FL 33328
CURRENT OCCUPANT	7625 GRIFFIN RD		DAVIE FL 33328
CURRENT OCCUPANT	7625 GRIFFIN RD		DAVIE FL 33328
CURRENT OCCUPANT	4400 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4450 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4610 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4680 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4690 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4751 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4761 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4767 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4777 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	7455 SW 43 CT		DAVIE FL 33314
CURRENT OCCUPANT	7460 SW 43 CT		DAVIE FL 33314
CURRENT OCCUPANT	7776 SW 43 CT		DAVIE FL 33328
CURRENT OCCUPANT	7401 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	7401 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	7415 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	7415 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	7417 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	7851 SW 45 ST		DAVIE FL 33328
CURRENT OCCUPANT	7911 SW 45 ST		DAVIE FL 33328
CURRENT OCCUPANT	4491 SW 74 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4491 SW 74 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4325 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4340 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4345 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4400 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4401 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4420 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4420 SW 74 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4425 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4600 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4601 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4620 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4621 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4640 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4641 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4651 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4660 SW 74 TER		DAVIE FL 33314

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CURRENT OCCUPANT	4671 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4680 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4691 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4700 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4701 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4720 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4721 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4740 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4741 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4760 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4761 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4781 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4301 SW 74 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4325 SW 74 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4340 SW 74 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4345 SW 74 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4400 SW 74 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4401 SW 74 WAY		DAVIE FL 33314
CURRENT OCCUPANT	4620 SW 76 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4800 SW 76 AVE		DAVIE FL 33314
CURRENT OCCUPANT	4391 SW 77 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4400 SW 77 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4401 SW 77 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4420 SW 77 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4431 SW 77 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4450 SW 77 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4450 SW 77 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4451 SW 77 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4690 SW 78 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4700 SW 78 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4311 SW 78 DR		DAVIE FL 33328
CURRENT OCCUPANT	4312 SW 78 DR		DAVIE FL 33328
CURRENT OCCUPANT	4321 SW 78 DR		DAVIE FL 33328
CURRENT OCCUPANT	4322 SW 78 DR		DAVIE FL 33328
CURRENT OCCUPANT	4331 SW 78 DR		DAVIE FL 33328
CURRENT OCCUPANT	4332 SW 78 DR		DAVIE FL 33328
CURRENT OCCUPANT	4341 SW 78 DR		DAVIE FL 33328
CURRENT OCCUPANT	7500 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7550 GRIFFIN RD	UNIT 2	DAVIE FL 33314
CURRENT OCCUPANT	7550 GRIFFIN RD	UNIT 3	DAVIE FL 33314
CURRENT OCCUPANT	7560 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	4757 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	7415 SW 45 ST		DAVIE FL 33314
CURRENT OCCUPANT	7851 SW 45 ST		DAVIE FL 33328
CURRENT OCCUPANT	4420 SW 74 TER		DAVIE FL 33314
CURRENT OCCUPANT	4821 SW 76 AVE		DAVIE FL 33328

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CURRENT OCCUPANT	4420 SW 77 AVE		DAVIE FL 33328
CURRENT OCCUPANT	4420 SW 74 WAY		DAVIE FL 33314
CURRENT OCCUPANT	7552 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7420 MILL CREEK WAY		DAVIE FL 33314
CURRENT OCCUPANT	4657 SW 75 ST		DAVIE FL 33314
CURRENT OCCUPANT	4601 SW 75 ST		DAVIE FL 33314
CURRENT OCCUPANT	7420 WILLOW GROVE PL		DAVIE FL 33314
CURRENT OCCUPANT	7450 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7424 WILLOW GROVE PL		DAVIE FL 33314
CURRENT OCCUPANT	7428 WILLOW GROVE PL		DAVIE FL 33314
CURRENT OCCUPANT	7432 WILLOW GROVE PL		DAVIE FL 33314
CURRENT OCCUPANT	7436 WILLOW GROVE PL		DAVIE FL 33314
CURRENT OCCUPANT	7440 WILLOW GROVE PL		DAVIE FL 33314
CURRENT OCCUPANT	7444 WILLOW GROVE PL		DAVIE FL 33314
CURRENT OCCUPANT	7448 WILLOW GROVE PL		DAVIE FL 33314
CURRENT OCCUPANT	4618 SW 75 WAY	UNIT 5/101	DAVIE FL 33314
CURRENT OCCUPANT	4622 SW 75 WAY	UNIT 5/102	DAVIE FL 33314
CURRENT OCCUPANT	4626 SW 75 WAY	UNIT 5/103	DAVIE FL 33314
CURRENT OCCUPANT	4630 SW 75 WAY	UNIT 5/104	DAVIE FL 33314
CURRENT OCCUPANT	4634 SW 75 WAY	UNIT 5/105	DAVIE FL 33314
CURRENT OCCUPANT	4638 SW 75 WAY	UNIT 5/106	DAVIE FL 33314
CURRENT OCCUPANT	4642 SW 75 WAY	UNIT 5/107	DAVIE FL 33314
CURRENT OCCUPANT	4646 SW 75 WAY	UNIT 5/108	DAVIE FL 33314
CURRENT OCCUPANT	4650 SW 75 WAY	UNIT 4/101	DAVIE FL 33314
CURRENT OCCUPANT	4654 SW 75 WAY	UNIT 4/102	DAVIE FL 33314
CURRENT OCCUPANT	4658 SW 75 WAY	UNIT 4/103	DAVIE FL 33314
CURRENT OCCUPANT	4662 SW 75 WAY	UNIT 4/104	DAVIE FL 33314
CURRENT OCCUPANT	4666 SW 75 WAY	UNIT 4/105	DAVIE FL 33314
CURRENT OCCUPANT	4670 SW 75 WAY	UNIT 4/106	DAVIE FL 33314
CURRENT OCCUPANT	4677 SW 75 WAY	UNIT 3-101	DAVIE FL 33314
CURRENT OCCUPANT	4673 SW 75 WAY	UNIT 3-102	DAVIE FL 33314
CURRENT OCCUPANT	4669 SW 75 WAY	UNIT 3-103	DAVIE FL 33314
CURRENT OCCUPANT	4665 SW 75 WAY	UNIT 3-104	DAVIE FL 33314
CURRENT OCCUPANT	4661 SW 75 WAY	UNIT 3-105	DAVIE FL 33314
CURRENT OCCUPANT	4657 SW 75 WAY	UNIT 3-106	DAVIE FL 33314
CURRENT OCCUPANT	4653 SW 75 WAY	UNIT 2/101	DAVIE FL 33314
CURRENT OCCUPANT	4649 SW 75 WAY	UNIT 2/102	DAVIE FL 33314
CURRENT OCCUPANT	4645 SW 75 WAY	UNIT 2/103	DAVIE FL 33314
CURRENT OCCUPANT	4641 SW 75 WAY	UNIT 2/104	DAVIE FL 33314
CURRENT OCCUPANT	4637 SW 75 WAY	UNIT 2/105	DAVIE FL 33314
CURRENT OCCUPANT	4633 SW 75 WAY	UNIT 2/106	DAVIE FL 33314
CURRENT OCCUPANT	4629 SW 75 WAY	UNIT 2/107	DAVIE FL 33314
CURRENT OCCUPANT	4625 SW 75 WAY	UNIT 2/108	DAVIE FL 33314
CURRENT OCCUPANT	4621 SW 75 WAY	UNIT 1/101	DAVIE FL 33314
CURRENT OCCUPANT	4617 SW 75 WAY	UNIT 1/102	DAVIE FL 33314
CURRENT OCCUPANT	4613 SW 75 WAY	UNIT 1/103	DAVIE FL 33314

CURRENT OCCUPANT	4609 SW 75 WAY	UNIT 1/104	DAVIE FL 33314
CURRENT OCCUPANT	4605 SW 75 WAY	UNIT 1/105	DAVIE FL 33314
CURRENT OCCUPANT	4601 SW 75 WAY	UNIT 1/106	DAVIE FL 33314
CURRENT OCCUPANT	7456 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7442 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7450 GRIFFIN RD	UNIT 260	DAVIE FL 33314
CURRENT OCCUPANT	7450 ORANGE DR		DAVIE FL 33314
CURRENT OCCUPANT	7730 ORANGE DR		DAVIE FL 33328
CURRENT OCCUPANT	4773 UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4771 UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4763 UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4753 UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	7450 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7450 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	7450 GRIFFIN RD		DAVIE FL 33314
CURRENT OCCUPANT	4610 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4741 S UNIVERSITY DR		DAVIE FL 33328
CURRENT OCCUPANT	4841 SW 76 AVE		DAVIE FL 33328
CURRENT OCCUPANT	7650 GRIFFIN RD		DAVIE FL 33328
CURRENT OCCUPANT	7654 GRIFFIN RD		DAVIE FL 33328
CURRENT OCCUPANT	7600 GRIFFIN RD		DAVIE FL 33328
CURRENT OCCUPANT	7604 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7612 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7620 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7628 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7636 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7644 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	4698 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4700 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4704 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4710 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4716 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4722 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4728 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4732 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4738 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4744 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4750 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4756 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4762 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4768 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4774 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4780 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4786 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4792 SUNDANCE WAY		DAVIE FL 33328
CURRENT OCCUPANT	4798 SUNDANCE WAY		DAVIE FL 33328

CURRENT OCCUPANT	7701 PADDOCK PL 7/6	UNIT 7/6	DAVIE FL 33328
CURRENT OCCUPANT	7709 PADDOCK PL 7/5	UNIT 7/5	DAVIE FL 33328
CURRENT OCCUPANT	7717 PADDOCK PL 7/4	UNIT 7/4	DAVIE FL 33328
CURRENT OCCUPANT	7725 PADDOCK PL 7/3	UNIT 7/3	DAVIE FL 33328
CURRENT OCCUPANT	7733 PADDOCK PL 7/2	UNIT 7/2	DAVIE FL 33328
CURRENT OCCUPANT	7741 PADDOCK PL 7/1	UNIT 7/1	DAVIE FL 33328
CURRENT OCCUPANT	7749 PADDOCK PL 8/6	UNIT 8/6	DAVIE FL 33328
CURRENT OCCUPANT	7757 PADDOCK PL 8/5	UNIT 8/5	DAVIE FL 33328
CURRENT OCCUPANT	7765 PADDOCK PL 8/4	UNIT 8/4	DAVIE FL 33328
CURRENT OCCUPANT	7773 PADDOCK PL 8/3	UNIT 8/3	DAVIE FL 33328
CURRENT OCCUPANT	7781 PADDOCK PL 8/2	UNIT 8/2	DAVIE FL 33328
CURRENT OCCUPANT	7789 PADDOCK PL 8/1	UNIT 8/1	DAVIE FL 33328
CURRENT OCCUPANT	7702 PADDOCK PL 6/1	UNIT 6/1	DAVIE FL 33328
CURRENT OCCUPANT	7710 PADDOCK PL 6/2	UNIT 6/2	DAVIE FL 33328
CURRENT OCCUPANT	7718 PADDOCK PL		DAVIE FL 33328
CURRENT OCCUPANT	7726 PADDOCK PL		DAVIE FL 33328
CURRENT OCCUPANT	7734 PADDOCK PL 6/5	UNIT 6/5	DAVIE FL 33328
CURRENT OCCUPANT	7742 PADDOCK PL 6/6	UNIT 6/6	DAVIE FL 33328
CURRENT OCCUPANT	7750 PADDOCK PL		DAVIE FL 33328
CURRENT OCCUPANT	7758 PADDOCK PL		DAVIE FL 33328
CURRENT OCCUPANT	7766 PADDOCK PL		DAVIE FL 33328
CURRENT OCCUPANT	7774 PADDOCK PL		DAVIE FL 33328
CURRENT OCCUPANT	7782 PADDOCK PL		DAVIE FL 33328
CURRENT OCCUPANT	7790 PADDOCK PL		DAVIE FL 33328
CURRENT OCCUPANT	7703 DEERCREEK CT 3/6	UNIT 3/6	DAVIE FL 33328
CURRENT OCCUPANT	7711 DEERCREEK CT 3/5	UNIT 3/5	DAVIE FL 33328
CURRENT OCCUPANT	7719 DEERCREEK CT 3/4	UNIT 3/4	DAVIE FL 33328
CURRENT OCCUPANT	7727 DEERCREEK CT 3/3	UNIT 3/3	DAVIE FL 33328
CURRENT OCCUPANT	7735 DEERCREEK CT 3/2	UNIT 3/2	DAVIE FL 33328
CURRENT OCCUPANT	7743 DEERCREEK CT 3/1	UNIT 3/1	DAVIE FL 33328
CURRENT OCCUPANT	7751 DEERCREEK CT 4/6	UNIT 4/6	DAVIE FL 33328
CURRENT OCCUPANT	7759 DEERCREEK CT 4/5	UNIT 4/5	DAVIE FL 33328
CURRENT OCCUPANT	7767 DEERCREEK CT 4/4	UNIT 4/4	DAVIE FL 33328
CURRENT OCCUPANT	7775 DEERCREEK CT 4/3	UNIT 4/3	DAVIE FL 33328
CURRENT OCCUPANT	7783 DEERCREEK CT 4/2	UNIT 4/2	DAVIE FL 33328
CURRENT OCCUPANT	7791 DEERCREEK CT 4/1	UNIT 4/1	DAVIE FL 33328
CURRENT OCCUPANT	7704 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7712 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7720 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7728 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7736 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7744 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7752 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7760 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7768 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7776 DEERCREEK CT		DAVIE FL 33328

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CURRENT OCCUPANT	7784 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7792 DEERCREEK CT		DAVIE FL 33328
CURRENT OCCUPANT	7652 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7660 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7668 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7676 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7684 FOXCROFT LN		DAVIE FL 33328
CURRENT OCCUPANT	7692 FOXCROFT LN		DAVIE FL 33328